

Final report

OWMC

**Ontario
Waste Management
Corporation**

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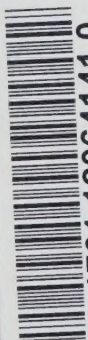
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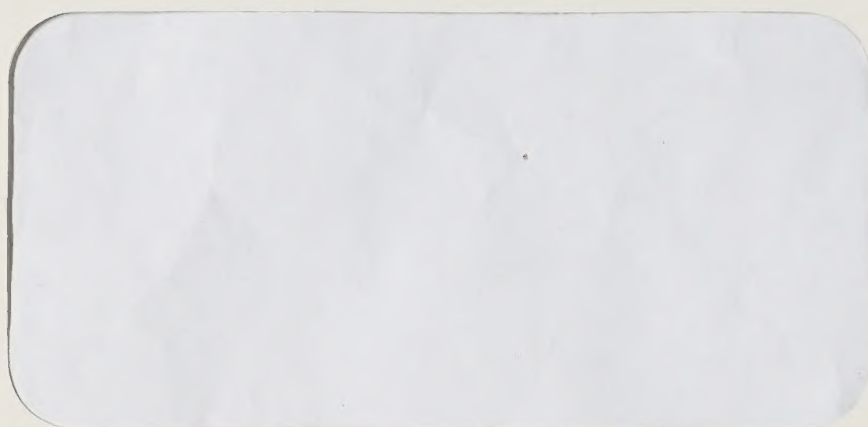
ECONOMIC IMPACT

MOREHOUSE

**Economic Planning
Consultants**



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SITE ASSESSMENT

PHASE 4B:

ECONOMIC IMPACT

Prepared for

The Ontario Waste Management Corporation

Submitted By

Morehouse Economic Planning Consultants

October, 1987

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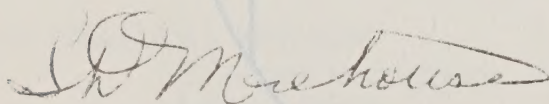
October 27, 1987

Mr. James G. Micak
Ontario Waste Management Corporation
11th Floor
2 Bloor Street West
Toronto, Ontario
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Dear Mr. Micak:

We are pleased to enclose our final report, Site Assessment Phase 4B: Economic Impact. It is a pleasure to be working with you on this very important project. We trust the report meets your requirements.

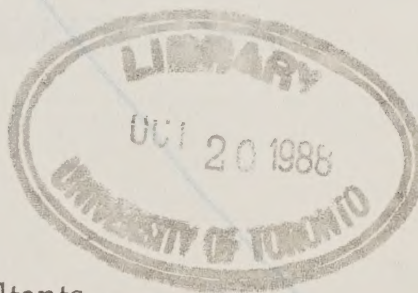
Sincerely,



Sidney D. Morehouse, Principal
Morehouse Economic Planning Consultants

SDM:lb:Encl.

cc: B. Sakauye, Environmental Planner, OWMC.



ECONOMIC IMPACT REPORT

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EXECUTIVE SUMMARY

PURPOSE

The OWMC Phase 4A Economic Impact Report compared the potential impacts of the siting of the OWMC industrial and hazardous waste treatment facility (OWMC facility) on a number of possible host communities.

The purpose of the Phase 4B Economic Impact Report is to describe the economy of the Niagara Region and West Lincoln Township and to evaluate the impact on the economy if the OWMC Industrial Waste Treatment Facility were to be located in West Lincoln Township and to identify ways of minimizing negative impacts and enhancing positive impacts. The economic impact is measured in terms of (1) employment, (2) business activity and (3) property value.

SCOPE AND METHOD

The proposed facility has the potential to create impacts on:

- * the Regional Municipality of Niagara (also called Region of Niagara)
- * West Lincoln Township
- * Local Study Area (defined as the east one-half of the former Township of Gainsborough. It includes the Direct Impact Zone and the Indirect Impact Zone)
 - i. Direct Impact Zone (defined as the area within which nuisance impacts, i.e. noise, dust, visual, may be significant)
 - ii. Indirect Impact Zone (defined as that portion of the Local Study Area that is not in the Direct Impact Zone).

The geographic boundaries of these study areas are shown in Figures 2 and 3 in this report.

The economic bases of both the Region of Niagara and West Lincoln Township are described in computer models that present both historic and forecasted information. The models are designed for easy testing of the sensitivity of various factors through simulation.

The economic impact of the proposed facility is estimated by describing the economic characteristics of the facility, through an OWMC employment profile (both construction and operational) and local purchases of goods and services by OWMC. These characteristics are then superimposed on the economic base model to produce an Adjusted Economic Base. Comparison of this with the original Economic Base model demonstrates the expected impact of the proposed facility on local employment.

Business Activity is measured in a similar way, except that the employment profile is used as a base by application of an employment multiplier.

These economic models are based on a basic/non-basic classification of the economy. The Phase 4A report also uses a basic/non-basic approach to describe local economies. The classification is used to predict the impact of the proposed facility on Business Activity through an employment multiplier.

Comparable projects cannot be used to estimate employment and economic activity impacts because of the wide variation in economic base from one community to another.

Evaluation of property value however, was approached differently. A record of the property transactions in the Local Study Area since 1980 was assembled and property value levels and trends identified. Impacts on these values were estimated by analyzing reports and publications on the property value impacts experienced at other comparable projects. An estimate of the proportionate magnitude of property value impacts was distilled and applied to the level and trends of property values in the Direct Impact Zone surrounding the proposed OWMC facility.

PREMISES AND POSTULATES

Basic premises used in the analysis are:

1. The proposed facility consists of a physical/chemical plant, a solidification plant, a rotary kiln incinerator and an engineered landfill. The facility also includes a laboratory and administrative building.
2. The facility will operate at the 150,000 tonnes per year level. Expansion to a 300,000 tonnes per year capacity is treated through a sensitivity analysis.
3. It is recognized that purchasing from local sources will be encouraged if competitive in cost and service with sources outside the local community and Niagara Region.

Postulates are:

1. Net migration (commuters) will remain constant at 7% out-migration of the labour force for Niagara Region and 10% out-migration of the labour force for West Lincoln Township. This refers to the net of the number of people residing inside the community and working outside and the number of people living outside the community and working inside it. The social patterns of the general area are well-established and the historic patterns of net migration (commuters) has been stabled since 1971. No major change in this situation is indicated over the next twenty years by any known factor of change.

2. The relative proportion of the labour force in each Occupation category will remain constant at the 1981 profile. Although there is evidence to indicate that agricultural employment is likely to decline and service sector employment is likely to grow in relative importance, the conservative position of no change was deemed most appropriate for the purposes of this analysis.
3. Unemployment will remain at 5.3% of the labour force in Niagara Region and 6.5% in West Lincoln Township. Unemployment is the friction between employment available and labour force available. Some level of unemployment will always be present because of this friction. If unemployment becomes too high, people will tend to leave the area for locations where jobs are available. If unemployment is too low, workers tend to move in from other areas. Over the last ten years the equilibrium level of unemployment for the Region and the Township seems to approximate current levels.
4. Fifty percent of new jobs ultimately originate with unemployed people living in the Region, with the balance moving in from outside. New jobs tend to be filled by local people because of availability, employer preference, reluctance to move and Canada Employment Centre practices. Qualified people however, are often not immediately available locally and must be brought in. These counterbalancing factors, in the absence of information to indicate otherwise, are assumed to exactly balance at fifty/fifty.

5. Each new job filled through in-migration will create one new household, while locally-generated jobs will create no new households. A person moving into the area is almost certainly a new household, because of the existence of a physical move and the fact of employment. A job filled by a local resident is most likely to have a household already. Those instances of in-migration creating no new household is assumed to be exactly counteracted by household creation caused by employment of a local resident.
6. Forty percent of new jobs created in West Lincoln Township that are filled by non-residents will result in new households in West Lincoln Township, with the balance moving into other municipalities within the Niagara Region. This figure is based on analysis of historic trends in Statistics Canada data and no emerging trends in recent statistics indicate that this is likely to change.

MAIN FINDINGS

For the Region of Niagara, the presence of the proposed OWMC facility in West Lincoln Township will have a positive, but marginal impact on employment and business activity. No negative impact on property values is anticipated, because the facility's impact will be buried in the size and complexity of factors that determine the real estate market in the Region. The impact on West Lincoln Township will be positive and measurable, but not at a level to significantly affect the economic character of the community. Property values in

close proximity to the site identified as The Direct Impact Zone may be devalued by up to five percent in resale value for up to five years after construction begins (3-1/2 years after operation starts). Maximum devaluation in a worst-case scenario could be 15 percent. The price recovery period would remain unchanged assuming proper operation and no major incidents. This estimate does not consider the positive impact on property values arising from increased demand for local housing created by OWMC employment (direct, indirect, induced), because of the small increase in housing that is expected to result. No impact on property values along the access route (Regional Road 24 and Highway 20) but outside the Direct Impact Zone is anticipated because of small increase in traffic volume and no significant nuisance impacts.

CONCLUSIONS / RECOMMENDATIONS

Because the economic impact of the proposed facility in terms of employment and business activity is expected to be positive but negligible, no mitigation is recommended.

A property value protection program should be set up to compensate property owners within the Direct Impact Zone because of the anticipated decrease in property values.

The purpose of a monitoring program is to periodically measure the actual value of major factors in the analytical models. If actual results vary too widely from predicted values, conclusions and policies arising from that analysis should

be reevaluated. Variables used in the economic impact analysis should be monitored annually until such time as potential impacts have disappeared or stabilized.

Property value changes should be monitored regularly to measure the magnitude and duration of any devaluation and to evaluate the geographic boundaries of the impact zone, with a view to expanding it if determined appropriate.

CHAPTER 1

1.0 INTRODUCTION

1.1 PURPOSE

After an Ontario-wide search for a site for its industrial waste management facility, the Ontario Waste Management Corporation (OWMC) has selected a preferred site, consisting of 124 hectares at the southwest corner of Schram Road and Highway 20 in West Lincoln Township in the Regional Municipality of Niagara. This selection is subject to approval under the Environmental Assessment Act. The facilities development process is depicted on Figure 1, with the current Phase 4B activities emphasized.

This report documents the economic impact studies carried out as part of Phase 4B of the OWMC facilities development process. Phase 4B involves detailed assessments of the preferred site and surrounding area based on several disciplines.

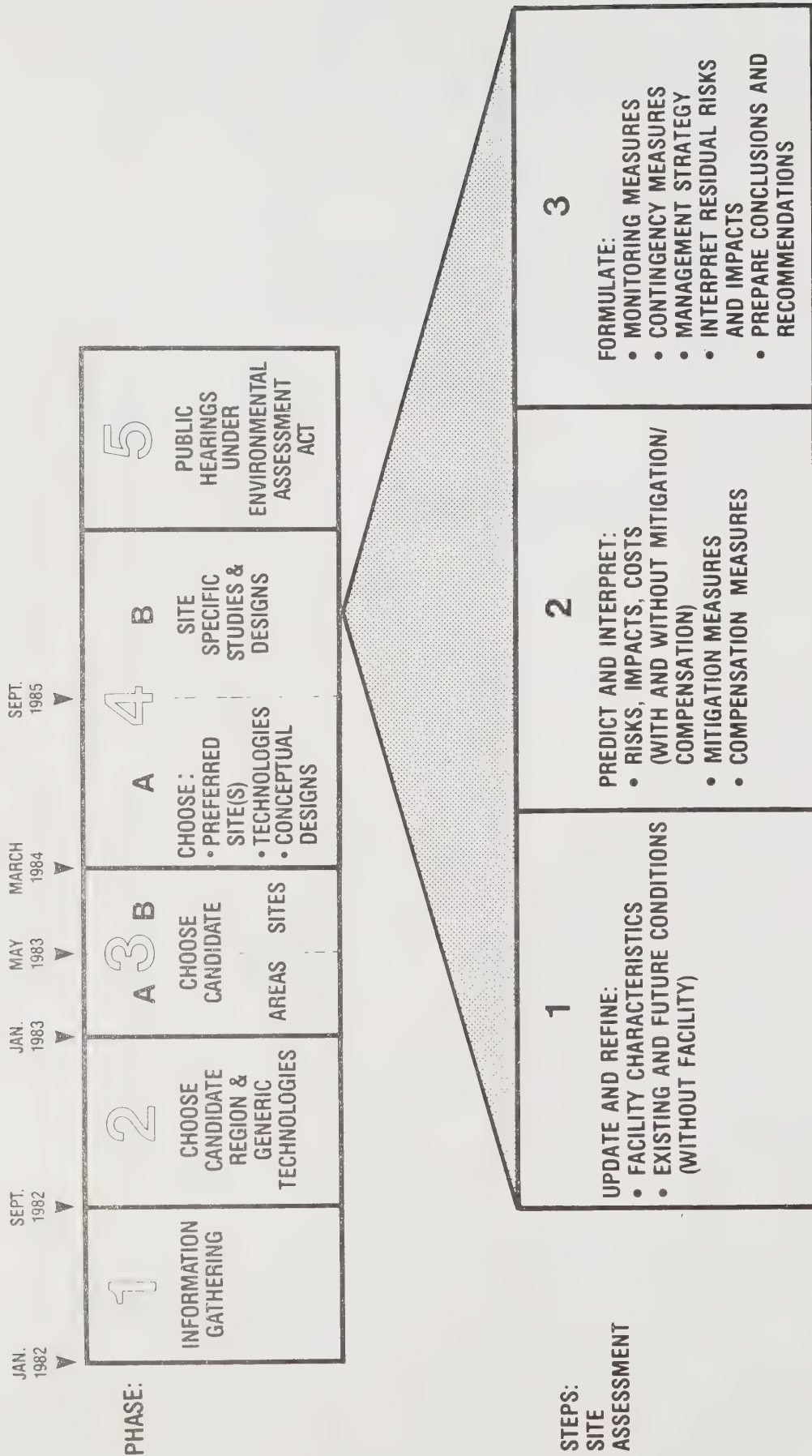


FIGURE 1
Facilities Development Process

The specific objectives of Phase 4B are to:

1. Verify the findings of Phase 4A for the preferred site.
2. Define the existing environmental conditions (baseline) of the preferred siting option.
3. Predict and assess potential risks and impacts that may be associated with the proposed facility design and operations.
4. Identify and develop appropriate mitigative measures to minimize the potential risks and impacts associated with the proposed facility design and operations.
5. Identify and develop monitoring programs that will be implemented to assess the effectiveness of the design and operations in minimizing risks and impacts.
6. Interpret residual impacts after mitigation.
7. Prepare documentation to meet the requirements of Ontario's Environmental Assessment Act.

For economic impact, the Phase 4B studies have focused on labour force, business activity and property value, both now and over the next twenty years.

Accordingly, this report:

- * Documents the existing economic base for the
 - Regional Municipality of Niagara study area
 - Township of West Lincoln study area
 - Local study area (defined as the eastern one-half of the former Gainsborough Township).

- * Considers the economic component of the Phase 4A site selection process in relation to the enhanced level of data and design refinements available for Phase 4B.

- * Documents the impacts on the economic base of the area associated with construction, operation and decommissioning of the proposed facility, together with recommended mitigative measures and a monitoring program.

During the course of the Phase 4B work, Morehouse Economic Planning Consultants exchanged information and expertise with other consultants appointed by OWMC to carry out impact investigations. Table 1.1 summarizes the extent of the data input and output exchanged with other consultants. Specific instances where information provided by other consultants was used in this report are identified through footnotes. The overall integration of the results of the consultants' analyses is contained in Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, 1987.

TABLE 1.1
Cross-References With Other Phase 4B Studies

| STUDY | FIRM | RELATIONSHIP TO ECONOMIC IMPACT STUDY | |
|----------------------------|---|--|---|
| Agriculture | Ecologistics Limited | * | received data obtained from survey, interviews and site visits |
| | | * | received data on gross farm revenue and employment for on-site properties and within local Study Area |
| | | * | exchanged data on identity and location of businesses and other services |
| | | * | exchanged information on future scenarios |
| | | * | provided Ecologistics with information on property value impacts and opportunities for non-farm employment |
| | | * | exchanged information on property characteristics and demographic statistics. |
| Municipal Financial Impact | Future Urban Research (sub-consultant to Morehouse Economic Planning Consultants) | * | provided input on municipal financial model structure and interpretation |
| | | * | provided information on housing, employment and population impacts from OWMC facility |
| | | * | provided property value impacts |
| | | * | received data on assessed values and equalization factors and trends in property assessment policies in area. |
| Social Impact | Institute of Environmental Research Inc. (I.E.R.) | * | received data on interview results |
| | | * | exchanged information on future scenarios |
| | | * | exchanged information on property value impacts and perceived impacts |
| | | * | provided household and population projections |
| | | * | provided information on lot severences and building permit issuances. |
| Visual Impact | EDA Collaborative Inc. | * | received mapping and evaluation of visual impact zones. |

TABLE 1.1 (Cont'd)
Cross-References With Other Phase 4B Studies

| STUDY | FIRM | RELATIONSHIP TO ECONOMIC IMPACT STUDY | |
|--------------------------|--|--|--|
| Noise Impact | S.S. Wilson (sub-consultant to M.M. Dillon) | * | received evaluation and mapping of noise impacts |
| Transportation | M.M.Dillon Ltd. | * | received information on traffic impacts along access route including traffic noise |
| | | * | received information on transportation trips. |
| Engineering | Monenco Ltd. | * | received facility characteristics information, site layout and service corridors |
| | | * | received information on direct employment and local purchasing. |
| Environmental Assessment | M.M.Dillon Ltd. | * | received base mapping and mapping of Nuisance Impact Zone |
| | | * | M.M.Dillon provided overall coordination and direction on site assessment process. |

1.2 ECONOMIC IMPACT

Economic impact assessment is the process of estimating the effect of a proposed development on the economic base of a community. The economic base is a monetary description of the production and consumption activities that occur in the community. Often only production or consumption is used as an estimate of the entire economy, depending on the purposes and nature of the proposed development.

On the production side, usual measures of economic activity are labour, material and capital. Production is defined as the value added to a product through economic activities within the community in question. The economic base of a community is therefore measured in jobs, sales volumes and profits. The economic impact of a proposed development on this economic base is also measured in jobs and sales (or purchase) volumes. These are then compared to the economic base to determine the development's relative economic impact with respect to that community. The economic impact of the development on another community would depend on the size and character of that community, which could be quite different.

Common ways of measuring a community's economic base are described in Appendix A. The basic/non-basic approach is chosen as the most appropriate for this study.

The purpose of the economic impact analysis is to predict the changes in labour force, business activity and property values caused by the OWMC facility on the Regional Municipality of Niagara and West Lincoln Township. The direct and indirect employment impact of the facility will affect the labour force sector of the economy. The induced employment impact of the facility will affect the business activity sector by causing a further growth in jobs as a result of local spending that flows from increased direct and indirect employment and purchasing by OWMC.

West Lincoln Township is a predominantly agricultural community with a large proportion of the labour force engaged in agriculture or agriculturally-oriented business activity.

The economy of the Region of Niagara is based on manufacturing, tourism and to a lesser extent on tender fruit production and processing.

The computerized economic models measure the level and trends in the economic base of both West Lincoln Township and the Region of Niagara for (1) labour force and (2) business activity.

The report describes the economic impact of the facility characteristics as established for the Phase 4B study for both the construction and operation phases. The economic impact, as measured in direct, indirect and induced employment and local purchasing dollars by the OWMC waste management

facility for the construction and operating phases on West Lincoln Township and Niagara Region, is superimposed on the economic base of each jurisdiction to project economic development with the facility present.

1.3 PROPERTY VALUE

The property value analysis establishes the current situation with property values in the study area, project the trend of property values without considering the OWMC facility and estimates the impact on this trend with the facility in place and operating.

The level and trends in property values in West Lincoln Township are established by analyzing actual real estate transactions in the study area. This, plus forecasts of housing prices in Ontario and forecasts of economic growth in the Region are the bases for predicting future trends in housing prices in the study area without the presence of the OWMC facility.

Estimates of the impact of the facility on property value are generated through analysis of the literature (see Bibliography, Appendix J) that documents the extent, timing and duration of property value impacts for comparable facilities.

The real estate transactions in West Lincoln are also compared to real estate transactions that occurred in two comparison communities during the same period. The purpose of this comparison is to establish a yardstick against which

to measure future changes in property values in the immediate community. This comparison will serve to distinguish changes in property value caused by factors in the general marketplace from changes caused by the presence of the OWMC Facility. The comparison will also reinforce historic trends in property values noted in the study area over the last seven and one-half years.

1.4 DECOMMISSIONING

The decommissioning process is expected to occur somewhat later than the twenty year time horizon provided for in the computer models. The objective of decommissioning is to leave the site in an environmentally safe condition consistent with the final use of the site. At this point the final use has not yet been identified. The economic impact of decommissioning and post-closure therefore focuses on the removal of the OWMC facility from the economic base and ignores any potential economic benefits accruing from an alternate use of the site proper.

2.0 METHODOLOGY

2.1 GENERAL APPROACH

The Phase 4A Report¹ was directed toward comparing eight potential sites for the OWMC facility and ranking those sites in order of preference from an economic point of view. The Phase 4B analysis concentrates on measuring the economic impact of the facility at one preferred site.

There are a number of possible approaches to economic impact analysis. Several of the commonly-used ones are described in Appendix A. Because the OWMC facility is economically characterized by job creation supplemented by some local purchasing, the economic base approach is most appropriate modified to some extent by an element of the regional income approach. This is consistent with the approach used in Phase 4A².

¹ Clayton Research Associates Ltd., Site Selection Process Phase 4A: Selection of A Preferred Site(s) Economic Base Analysis, Main Report, 1985.

² Ibid.

The economic base for the study is divided into four study areas,¹




- * Regional Municipality of Niagara study area (Fig.2)
- * Township of West Lincoln study area (Fig.2)
- * Local study area (defined as the East one-half of the former Gainsborough Township) (Fig.2)
- * Direct Impact Zone (Fig.3).

The Regional Municipality of Niagara study area is defined as the area within the geographic boundaries of the Regional Municipality of Niagara and is also referred to in this report as Niagara Region and Region of Niagara. The Township of West Lincoln study area is defined as the area within the geographic boundaries of the Township of West Lincoln and is also referred to in this report as West Lincoln Township and West Lincoln. The Local Study Area is defined as the east one-half of the former Gainsborough Township¹. The Direct Impact Zone is defined as the area around the preferred site within which nuisance impacts are significant². The Direct Impact Zone boundary was determined by consultants' analyses of those properties that are affected by nuisance factors from the facility, such as noise, dust and visual impacts.

¹ The Study Area is described in more detail in Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

² Ibid.

Legend:

-  Local Study Area Boundary
-  Regional Municipality Boundary
-  Area Municipality Boundary



Location Map

CONCESSION ROAD 4

Consultant:

MOREHOUSE
Economic Planning
Consultants

Legend

 **Direct Impact
Zone**

 **Residences**

 **Barns**

ACCESS
POINT ★

SCHRAM ROAD

VAUGHAN ROAD

ELCHO ROAD

CULVER ROAD

HEASLIP
ROAD

SUCKER CREEK
GEE ROAD

Scale 1:20,000

Metres
750 0 500 1000

**DIRECT
IMPACT
ZONE**

Figure 3

The location of the preferred site within the local community is shown in Figure 4.

The employment impact analysis, consisting of the labour force model and the business activity model, are concerned only with the first two levels, because the Local Study Area and the Direct Impact Zone create economic units that are smaller than the smallest geographic area for which Statistics Canada gathers information.

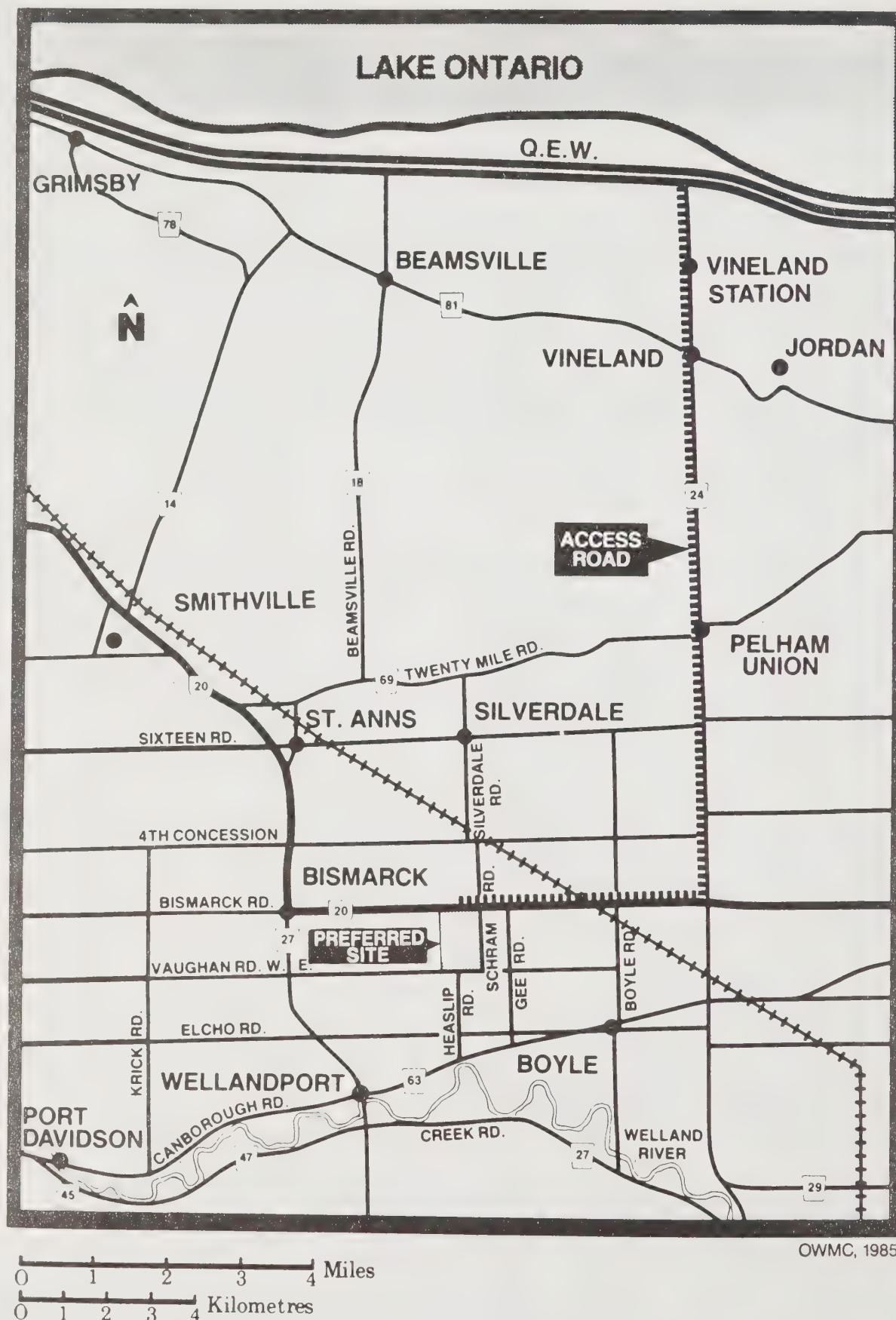
The property value analysis is concerned only with the Local Study Area and the Direct Impact Zone. Real property transactions in the Local Study Area create a picture of existing housing prices and recent trends. The Direct Impact Zone is the area where property values could be affected.

The methodology for establishing the economic base of Niagara Region and West Lincoln Township involved three basic steps:

- * data gathering
- * model construction
- * economic base development.

The economic framework used to design the computer model consists of three sub-models:

Township of West Lincoln, Regional Municipality of Niagara. Local Detail.



- * labour force
- * business activity
- * property values.

The premises on which the study is based are:

- * The proposed facility consists of a physical / chemical plant, a solidification plant, a rotary kiln incinerator and an engineered landfill. The facility also includes administrative building.
- * The facility will operate at the 150,000 tonnes per year level. Expansion to a 300,000 tonnes per year capacity is treated through a sensitivity analysis.
- * Employment and local purchasing information was provided by Monenco Limited and used without modification.

The labour force and business activity models are concerned with the Niagara Region and Township of West Lincoln levels, while the property value model is concerned with the Local Study Area and Direct Impact Zone.

The OWMC facility generates employment in three stages:

1. Direct employment created to operate the facility and defined as employees of OWMC

2. Indirect employment created to provide services to the facility and defined as employees of suppliers to OWMC hired specifically to provide services to OWMC (classed as basic employment)
3. Induced employment created by increased spending in the community as a result of employment (direct and indirect) and local purchasing by the facility.

Direct and indirect employment is classified as basic employment. Estimates of these levels were provided by Monenco Limited¹. Induced employment is generated by applying an employment multiplier to the direct and indirect employment estimates. The structure of the economic model is described in more detail in Appendix C.

¹ Monenco Ltd., Site Assessment, Phase 4B: Facility Characteristics, 1987 (150,000 t/a Capacity).

2.2 LABOUR FORCE MODEL

The labour force model consists of historic information from 1971 through 1985 and forecasted trends to 2001. Separate models were prepared for West Lincoln Township and the Region of Niagara. The model utilizes the following factors:

- * population
- * households
- * persons per household
- * labour force
- * employed in labour force
- * unemployed
- * net commuters
- * employed in community
- * participation rate
- * occupation distribution.

Population levels in Niagara Region and West Lincoln Township vary directly with job availability, in the basic sector. In the model, population trends are presented first, but forecasts are based on employment forecasts with some provision made for fluctuations in unemployment rates. Any creation of new jobs serves to reduce unemployment or increase the labour force. Commuting is

a function of total employment and is forecast to move in direct proportion to it. Increases in the labour force create an increase in the number of households. Changes in the level of population flow from increases in households multiplied by forecasted persons per household.

One short-term variable in labour force forecasts is commuting. If an imbalance occurs between jobs available and the size of the work force, people tend to work where jobs are available. If the work location is not too far away, many do not move, but commute instead. The population forecast in Niagara Region is therefore partially dependent on an estimate of job availability, which is used to adjust the commuting factor.

The figures presented for the "Occupation" classifications represent employed, unemployed and commuter residents for each category. The relative proportion of the labour force in each Occupation category is assumed to remain at the 1981 profile throughout the study period (2001), without the presence of the OWMC facility.

Household growth is directly related to employment growth. Estimating household growth is important for population projections, assessment growth for municipal finance¹ purposes and is also important for evaluating housing supply and demand matching.

¹ Future Urban Research, Site Assessment, Phase 4B: Municipal Financial Impact, 1987.

2.3 BUSINESS ACTIVITY MODEL

Based on an evaluation of the commercial/industrial profile (by Canadian Standard Industrial Classification Code), it was determined that there are six major divisions of business activity that are significant to the economic model. These are:

- * Agricultural
- * Industrial (includes extractive (primary), transportation and construction)
- * Commercial (includes wholesale and retail trade)
- * Financial (includes finance, insurance, real estate, business service)
- * Tourism (includes personal service and hospitality)
- * Institutional (includes education, health, religion, public administration).

Each division is analyzed to produce:

- * number of employees
- * number of firms
- * annual sales.

The employment multiplier is used to predict increases in induced employment arising from increases in basic employment. The value of the employment multiplier is established by dividing existing employment in the community into

basic and non-basic categories. The ratio of non-basic to basic employment is assumed to be the same ratio that would apply to new basic employment in the community. Adjustments to this basic ratio must be made to recognize the influence of unemployment levels, labour force participation rates, commuting (leakage) and potential employment loss (Appendix G).

Any new facility affects the economy of the community at three stages, the construction stage, the operating stage and the post-operating stage. The employment multiplier is often the same in both cases, but the construction stage is usually short-lived compared to the operating term. In the case of the OWMC facility, the labour force employed during construction is not expected to influence non-basic employment, because it will come from either existing residents or from neighbouring communities close enough to allow commuting (100 kilometres). The occupation profile and unemployment levels in Niagara Region (Appendix D) demonstrates that the construction force could be recruited from within the Region, although realistically it is expected that some of the construction employment will go to Hamilton-Wentworth Region.

The business activity methodology applies to both the Niagara Region and West Lincoln Township levels. It should be noted that West Lincoln Township is a much smaller economic unit than Niagara Region; consequently, the accuracy of forecasts are more vulnerable to unpredictable events. This can have a significant effect the accuracy of the forecasts. The difficulty created by this

phenomenon can be reduced through a sensitivity analysis of key factors, resulting in a range of possible scenarios. A description of the sensitivity analysis that was carried out is contained in Appendix H.

2.4 PROPERTY VALUE

There are several possible measurements against which to compare property values. These include:

- * appraised value (value placed by qualified real estate appraisers)
- * market value (price at time of sale)
- * assessed value (value placed by Ministry of Revenue assessors for property tax purposes.)

The most appropriate measure is market value, because value is defined as the price at which a willing buyer and a willing seller agree to enter into a transaction given full information by both parties.

Market value is the measure used in this report. Sometimes, however, insufficient transactions have taken place to establish a value within an acceptable degree of accuracy. In such cases appraised value is the best second choice, albeit an expensive one. Assessed value is used in instances where actual

sales are too few to establish trends and appraised values are judged too expensive, but its accuracy is affected by the length of time that has elapsed since the latest reassessment and the level of economic growth in the area.

Actual sales of real property within the Study Area from January 1980 to June 1987 have been identified and used to establish trends in property value by property class. It should be emphasized that 1987 transactions only cover the first half of the year. Even though trends are still valid, numbers of transactions and percentage changes in 1987 must be adjusted accordingly. Sales transactions exclude non-market value transfers including acquisitions by the Ministry of Transportation and Communication for road-widening purposes which are usually "sold" for a nominal price, usually \$2.

The analysis will establish current (1987) average property value by property type and historic trends in those values since 1980. Changes in the Consumer Price Index over the same period will be used to place these trends in context. The value used for the Index for 1987 is that established for June 1987. The trends are used as a basis for forecasting future directions in property value in the Study Area by property type, with adjustments made for overall Ontario trends and local economic growth rates.

The analysis was carried out in the Study Area (Eastern half of the former Gainsborough Township) in West Lincoln Township, in Norwich Township and

Haldimand Town. The latter two were comparison communities. An explanation of the reasoning for the choice of these as comparison communities is presented in Section 4.3.

2.5 DECOMMISSIONING

The economic impacts of the post-operation phase are not included in the computer models. Instead, potential impacts are determined conceptually and converted to quantitative measures using information derived from the initiation and operation phases.

Employment multipliers created by economic growth in a community are determined by analysis of the existing ratio of basic to non-basic employment in the community. The key assumption is that new basic jobs will eventually cause the creation of the same proportion of non-basic jobs as is currently supported in the community. In the case of an economic decline, there is some evidence to indicate that the loss of basic jobs results in less than the proportionate loss of jobs in the non-basic sector. This phenomenon has been observed in Sudbury, during the massive layoff of workers by INCO in 1977 and in Atikokan with the closure of the iron mines, which were the major employers in the Township.

There is, however a logical explanation for a lower employment multiplier for economic declines. The following factors seem to apply:

1. People settled in a community are reluctant to move. They prefer to accept a lower standard of living over changing their location and losing their community roots.
2. Moving to a new job and a new community involves monetary costs such as,
 - loss of housing equity
 - costs of moving
 - living costs while between jobs
 - potential retraining costs.
3. Moving also incurs social costs such as,
 - loss of friends and community relations
 - fear of unemployment and job dissatisfaction
 - new schooling relationships and systems for children
 - adapting to new work requirements and systems
 - changing patterns of work and recreation.
4. An economic decline often involves job losses or reductions for older, more established families, who have established community roots and family responsibilities. Economic growth, on the other hand, tends to attract younger and more mobile people who are seeking new opportunities and communities in which to develop roots.

3.0 DATA COLLECTION

3.1 DATA SOURCES

Other than the industrial sector for which good historic information is available (1985), data for establishing current trends in the Niagara Region and West Lincoln Township economies are scarce, but information on the current situation is aet database (October 1986). Both sources were used to the extent possible, with Dunn & Bradstreet being the primary sources of firm numbers, employment and sales volumes by industry.

The number of firms by industry division for 1985 was extracted from the Tele-Direct Yellow Pages. The forecast of growth in total firm numbers and the share predicted for each division was derived from an analysis of current prospects assisted by the Economic and Financial Survey, Regional Municipality of Niagara, 1982 and Regional Niagara Economic Development Study, Woods Gordon, 1980.

Demographic statistics and employment by industrial division was verified from Statistics Canada census data (1971, 1975 and 1981), the Niagara Industrial Directory, 1985 and information obtained from the St. Catharines Employment Centre, the Niagara Region Planning Department and the Niagara Regional Development Corporation.

Statistical data were supplemented for forecasting purposes through interviews with various agencies, officials and associations as identified in Appendix B.

Real property transactions were obtained by analyzing the fee books at the appropriate registry offices covering West Lincoln Township, Norwich Township and Haldimand Town. Those instruments that represented "grants" (transfers of property titles) were then scrutinized to obtain:

- * sale date
- * property description
- * geographic location
- * purchaser name
- * vendor name
- * sale price
- * assessment roll number (when available).

Each transaction was analyzed to delete non-arms length transfers and sales to the Ministry of Transportation and Communication, since these are not sales "at market".

The municipal assessment roll was then consulted to obtain:

- * property class
- * assessed value
- * detailed property description
- * assessment roll number.

The information generated was entered into the computer database for subsequent analysis.

A complete list of information sources is set out in the Bibliography in Appendix J.

3.2 DATA STATUS

Information from the 1986 Census that is pertinent to this analysis will not be available from Statistics Canada until late 1987 or 1988. The models should be updated when it does become available.

Data on firms, employment and sales obtained from the Dunn & Bradstreet database is for 1986 and is the latest now available. An updated report should be obtained from Compusearch concurrently with the update using 1986 Census information.

The listing of businesses in West Lincoln Township is based on Tele-Direct Yellow Pages, (1986) and field research. Updating may be indicated in 1988, but the current information quality is good.

3.3 DATA LIMITATIONS

Statistics Canada data is always a little out-dated, especially information based on Census data. No better information however, is generally available. Certain indicators, such as the Consumer Price Index and unemployment rates are available monthly with a three to four month time lag. This is quite satisfactory for the purposes of this study.

Data from different sources are relevant to different time periods. The establishment of a common base year is essential for forecasting purposes. The base year is the latest year for which most information is available. All data for this study are adjusted using historic trends and forecasts, to a base of 1985. All subsequent years are treated as forecasts.

Information on real property transactions is available daily with no time lag. All data is accurate except for infrequent instances when a specific property cannot be correlated because of incomplete information or errors on the transaction instrument. These transactions are eliminated from analysis. For some classes of property, not enough transactions occur to permit statistical analysis.

Population projections are adapted from forecasts prepared by the Planning Department, Regional Municipality of Niagara in 1981, 1982 and 1985. These forecasts were verified as still relevant through a Planning Department memo dated April 23, 1986 and interviews with Planning Department staff. The first two forecasts used the same data base and forecasting techniques and provided very comparable data for selected but different years.

DPD 1453 (June 15, 1981) provided a forecasted population for 1986, 1991 and 1996. DPD 2081 (October, 1982) provided forecasts for 1985, 1990, 1995, 2000, 2005 and 2010. The September, 1985 forecast prepared for the Stage 3, Waste Management Master Plan only forecast population for the year 2010. This is beyond the time horizon for this study and therefore was not used, but the number for 2010 corresponds with the population forecast for that year in Report DPD 2081.

This study utilized the forecasts prepared by the Niagara Region Planning Department for the years 1986, 1991, 1995, 1996 and 2000. Figures for other

years were extrapolated on a linear basis by Morehouse Economic Planning Consultants.

Population forecasts prepared by Ontario Statistics are judged too optimistic and not sufficiently based on local conditions compared to the Regional Planning Department.

Forecasts of economic growth outside of the population forecast discussed above are not documented to a degree suitable for use in this study. Consequently, forecasts of employment, numbers of businesses, sales volumes, unemployment and net migration were prepared by Morehouse Economic Planning Consultants anchored to the population forecast and based on the following postulates:

1. Net migration (commuters) will remain constant at 7% outmigration of the labour force for Niagara Region and 10% outmigration of the labour force for West Lincoln Township. This refers to the net of the number of people residing inside the community and working outside and the number of people living outside the community and working inside it. The social patterns of the general area are well-established and the historic patterns of net migration (commuters) has been stabled since 1971. No major change in this situation is indicated over the next twenty years by any known factor of change.

2. The relative proportion of the labour force in each Occupation category will remain constant at the 1981 profile. Although there is evidence to indicate that agricultural employment is likely to decline and service sector employment is likely to grow in relative importance, the conservative position of no change was deemed most appropriate for the purposes of this analysis.
3. Unemployment will remain at 5.3% of the labour force in Niagara Region and 6.5% in West Lincoln Township. Unemployment is the friction between employment available and labour force available. Some level of unemployment will always be present because of this friction. If unemployment becomes too high, people will tend to leave the area for locations where jobs are available. If unemployment is too low, workers tend to move in from other areas. Over the last ten years the equilibrium level of unemployment for the Region and the Township seems to approximate current levels.
4. Fifty percent of new jobs ultimately originate with unemployed people living in the Region, with the balance moving in from outside. New jobs tend to be filled by local people because of availability, employer preference, reluctance to move and Canada Employment Centre practices. Qualified people however, are often not immediately available locally and must be brought in. These counterbalancing factors, in the absence of information to indicate otherwise, are assumed to exactly balance at fifty/fifty.

5. Each new job filled through in-migration will create one new household, while locally-generated jobs will create no new households. A person moving into the area is almost certainly a new household, because of the existence of a physical move and the fact of employment. A job filled by a local resident is most likely to have a household already. Those instances of in-migration creating no new household is assumed to be exactly counteracted by household creation caused by employment of a local resident.
6. Forty percent of new jobs created in West Lincoln Township that are filled by non-residents will result in new households in West Lincoln Township, with the balance moving into other municipalities within the Niagara Region. This figure is based on analysis of historic trends in Statistics Canada data and no emerging trends in recent statistics indicate that this is likely to change.

The lack of information concerning employment multipliers in declining economies has already been addressed (Section 2.5).

4.0 ECONOMIC BASE

4.1 NIAGARA REGION

GENERAL DESCRIPTION

The economic base of the Niagara Region is stable, with minimal growth and low levels of investment over the last five years. The growth that has occurred has been concentrated in the service sectors. The mature heavy manufacturing base is stable, but no new job opportunities are likely to occur, unless investment levels increase. The tourism industry has also exhibited slow growth over the same five year period.

An expanding labour force coupled with this slow growth has led to a relatively high unemployment rate. Prospects for improvement are dependent on increases in investment levels, either in existing or new firms. No plans for a significant increase in investment levels have been made public to date. In spite

of this difficulty, the Region has a highly developed labour force base, partly due to the diversified business activities and partly due to the local availability of education and training centres.

In spite of the lack of reinvestment, the dominant sector of the Niagara Region economy is still manufacturing, specifically in transportation equipment, which is dominated by General Motors (9,100 employees in 4 plants), but there are about 35 other firms in the industry as well. Other key industries include:

- * primary metal
- * machinery manufacturing
- * non-metallic mineral products
- * metal fabricating.

Tourism is another major sector in the Niagara Region economy that is slowly losing its degree of prominence through slow growth. Tourists are drawn by natural, historic and recreational attractions. The focal point is Niagara Falls. Other attractions include three historic forts, 5,000 acres of parkland, the Bruce Trail, the Welland Canal, Marineland and Game Farm, Shaw Festival and numerous recreation and amusement operations. Tourism is the mainstay of the hospitality sector, that is, accommodation and food.

Retail trade is a significant element in the Niagara economy, but does not constitute a significantly larger portion of the economy (based on employment)

than is experienced in other major urban centers in Ontario. Retail trade is clustered in the large urban communities, with St. Catharines assuming the dominant role. Other major regional centres include,

- * Niagara Falls
- * Port Colborne
- * Welland.

These are supplemented by well-developed central business districts in all of the major urban areas in the Region.

Agriculture holds historic significance in the Niagara Region economy and still has a high public profile because of the tender fruit lands and the wine industry. Overall, however, agriculture accounts for less than five percent of direct employment in the Region. Some areas within the Region, however depend on agriculture to a much greater extent. In addition, food and beverage manufacturing arising directly from agriculture, enhances the relative importance of agriculture to the Regional economy. Major agricultural products include,

- | | | |
|----------------|----------|----------------------|
| * grapes | * apples | * greenhouse flowers |
| * peaches | * plums | * vegetables |
| * pears | * wheat | * cereal crops |
| * cherries | * milk | * poultry |
| * strawberries | | * hogs. |

LABOUR FORCE

The Region of Niagara Planning Department forecasts a continuing slow rate of growth in population to 2001 averaging less than 0.1% per year (Appendix D). Part of the reason for the slow growth is the expected decline in persons per household. On the other hand, the rate of increase in the number of households will exceed that of the population growth (0.4% per year), a benefit to the residential construction industry. A relatively constant labour force participation rate (63%) will result in a growth in the labour force at 0.6% per year, six times the rate of population growth.

BUSINESS ACTIVITY

In 1985, 13,476 firms in Niagara Region provided employment for 180,000 people (see Appendix E). The Industrial division, which also includes Construction and Transportation, accounted for 38% of these jobs, the Institutional division 25%, followed by Commercial (trade) at 18% and Tourism (including Personal Services) at 10%. Agriculture accounts for 27% of the number of businesses, but only 3% of employment in the Region, mainly because farming has become a capital-intensive industry, but also because many firms are "hobby" or part-time operations.

By 1996 it is expected that the Industrial division share of employment will drop to 32% of the Region's projected 187,000 jobs -- a loss of 8,500 jobs. The

expected loss is in the mature, heavy industries where re-investment is not keeping pace with obsolescence. The growth in small, light industry will not be sufficient to overcome the decrease.

The Commercial division will grow marginally in employment share (18% to 19%), while the Institutional division will grow from 26% to 29% in job share. The Tourism division, despite its sluggish performance in recent years will recover to some extent and provide 3500 more jobs. This depends on increased investment in tourism facilities, but profitable opportunities should attract the needed funding. Either new firms will displace existing operators or existing firms will expand, with no change in the proportion of firms in the Region.

It is expected that job opportunities will grow at the annual rate of 0.4% for the 1986-91 period and 0.3% for the 1991-96 period.

4.2 WEST LINCOLN TOWNSHIP

GENERAL DESCRIPTION

West Lincoln is a predominantly agricultural community with a significant portion of the labour force engaged in agriculture or agriculturally-oriented business activity.

Smithville is the major industrial centre with commercial and agriculturally oriented business spread throughout the Township, with some concentration in Wellandport, St. Ann's and Caistor Centre.

The agricultural sector accounts for 20% of the jobs in West Lincoln Township with industrial and commercial providing about one-third each. The institutional sector provides the remaining twelve percent.

LABOUR FORCE

The population of West Lincoln Township will grow to 10,000 by 1996, an average annual growth rate (compound) of 0.2% (see Appendix D). The labour Force, however, should grow by 0.3%, reflecting the age profile and expected migration. The number of employed people should therefore reach 4,125 by 1996. This is a slow rate of growth, but the rate is expected to exceed the Niagara Region as a whole. Labour Force by Occupation will change in composition depending on job availability.

BUSINESS ACTIVITY

West Lincoln Township hosted 943 firms in 1985, dominated by 716 farms and farm-related businesses, 76% of the total (Appendix E). The Commercial division includes 179 firms (19%). The only other divisions represented are Industrial at

29 (3%) and Institutional at 19 (2%). A large portion of the Institutional division is in the religious sector. The number of firms is expected to increase to 1,400 by 1996, an average annual increase of 3-1/2% (appendix K).

On a share basis, Agriculture will drop to 65% from the present 76%. Compensatory increases will come from the other three Divisions represented, but most especially from Industrial, which is expected to increase to eight percent from the present three percent. The Commercial division will grow to 24 percent from 19 percent.

On the basis of employees, local firms are estimated to provide 4,060 jobs in 1986, of which 20 percent will be in Agriculture, 32 percent in Industrial and 36 percent in Commercial. The Institutional division will provide 12 percent of the 1986 employment. Note that 3 percent of the firms (Industrial), provide one-third of the jobs. New industry coming in, however, is expected to be small. By 1996 the number of Industrial firms will be 8 percent of total firms, but will provide only 37 percent of the jobs. New firms are expected to average four or five employees each. The remaining growth will come from growth in existing industries. Fifty-nine hundred jobs will be available by 1996, consisting of 880 in Agriculture, 2,100 in Industrial, 2,300 in Commercial and 620 in Institutional. This growth rate progresses toward a more balanced economy. It does depend on sufficient industrial land being available when required. The only such land now available is in the Smithville Industrial Park.

4.3 PROPERTY VALUE

The impact of the OWMC facility on property value is a highly localized phenomenon. Impacts on real estate values at the Region of Niagara or even the West Lincoln Township levels would be obliterated from detection by other, more influential determinants. Consequently, a Local Study Area that includes properties within about five kilometres of the proposed site was chosen. Because this approximately corresponds to the boundaries of the east half of the former Gainsborough Township and because Registry Office records are still maintained using these old references, the Local Study Area was defined as the East half of the former Gainsborough Township¹. Property transactions since January 1980, except for those sold at nominal prices, until June 1987 were obtained to establish a base market value by property type and recent trends in those values (Appendix F and Appendix L).

Analysis of this data shows that residential property is currently selling in the Study Area at an average price of \$65,000 and has recently been increasing in value faster than the rate of inflation. Farms, on the other hand, are remaining static in price, which varies depending on the size and type of farm. All farm types and sizes are therefore losing value at approximately the inflation rate. On a more general basis it is recognized that real estate prices have eased in their rate of growth in south-central Ontario. It is reasonable to expect this trend to also be felt in the Local Study Area. Unfortunately, the level of real estate activity in the Local Study Area is not high enough to reveal these trends on a monthly basis.

To act as a comparison for West Lincoln prices and to serve as an ongoing indicator of property values completely outside the sphere of influence of the OWMC facility, two communities were chosen for analysis of property values. Norwich Township was chosen because it has a population similar in size to West Lincoln Township, is in a Restructured County (which is similar in structure to a regional municipality) and has a comparable economic base, rural/small urban mix and is located close to a major urban community. It also has been the location of a landfill site that has received extensive negative publicity because of leachate problems. As a result, some information on the impact of negative publicity on property values is available, albeit mixed with actual malfunctions.

The Haldimand Town was chosen because it is part of a regional municipality, has a similar economic base to West Lincoln Township, is located close to Hamilton, as is West Lincoln, has a rural/small urban mix, has not been host to a controversial landfill site, has a similar population density and is fairly close in size.

All communities show similar growth patterns in real estate prices for all classes of property where statistically significant information is available (Appendix F).

¹ For a more precise definition, see Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

5.0 FACILITY IMPACT

5.1 GENERAL DESCRIPTION

The proposed OWMC facility is located on the south side of Highway 20 at Schram Road in West Lincoln Township, Regional Municipality of Niagara. The site under consideration occupies 124 hectares with access on the west side of Schram Road. The facility will be designed to handle 150,000 tonnes per annum of industrial and hazardous waste using physical/chemical treatment of inorganic waste and incineration of organic waste, an engineered landfill, a laboratory and an administration building. Only treated and solidified residues will be deposited in the engineered landfill. Excavated fill will be utilized partially for berm construction and landfill cover material, with the remainder trucked off-site for disposal¹. The plant is capable of being expanded to 300,000 tonnes per annum.

¹ Monenco Ltd., Site Assessment, Phase 4B: Facilities Characteristics, 1987.

5.2 FACILITY RESOURCE REQUIREMENTS

The facility will directly employ 151 people at the initial capacity of 150,000 tonnes per annum in the following occupations,

- * Managerial/Administrative
- * Technical
- * Clerical
- * Processing.

OWMC is considering the purchase of several services within the Region of Niagara. These are listed below with the estimated annual cost of each service broken down by labour and material components.

| SERVICE | ANNUAL PURCHASES | MATERIAL | LABOUR | JOBS (NET) |
|-----------------|------------------|-------------|-------------|------------|
| Landscaping | \$40,000 | \$20,000 | \$20,000 | 1.0 |
| Office Cleaning | 40,000 | | 40,000 | 2.5 |
| Laundry | 30,000 | 30,000 | 10,000 | 0.5 |
| Maintenance | | | | |
| * Shutdown | 430,000 | 170,000 | 260,000 | 9.5 |
| * Operating | 1,280,000 | 510,000 | 770,000 | 7.0 |
| Equipment Lease | 2,860,000 | 2,340,000 | 520,000 | 19.0 |
| Catering | 80,000 | | 70,000 | 3.5 |
| TOTAL | \$4,760,000 | \$3,070,000 | \$1,690,000 | 43.0 |

Source: Monenco Ltd., Site Assessment, Phase 4B: Facility Characteristics, 1987

Material purchases are of benefit to the local community to the extent that the goods provided have local content. For example, the purchase of a car imported directly from outside the region benefits the local economy to the extent of the profit to the vendor, plus any warranty work. Local labour content of these purchases is viewed as indirect.

It is recognized that suppliers in The Regional Municipality of Niagara will be able to provide some of the services and goods to OWMC in addition to suppliers in the Township of West Lincoln. This does not necessarily assume that OWMC will pay a premium for goods and services purchased in the Niagara Region or Township of West Lincoln.

In the event that suppliers can be obtained competitively within the Niagara Region and services can be provided to the standards required and competitively priced, the West Lincoln economy was analyzed and any service that could reasonably be served was assigned to the Township of West Lincoln. If there was a question of ability to perform because of size or specification, 40% of the service was assigned to West Lincoln and the remainder to Niagara Region.

Any goods and service not available in the Township of West Lincoln was deemed to be purchased in the Niagara Region providing, of course, that level of service and cost is competitively priced. Otherwise these goods and services will be obtained outside the Niagara Region.

The local purchasing policies result in a dollar volume of spending and the creation of indirect jobs. The following table shows that the dollar volume of sales in Niagara Region will increase by \$4.8 million (.1% of Annual Sales) plus 43 indirect jobs would be created, mainly in transportation. In West Lincoln, purchases would increase annual sales by \$1.9 million (2% of total annual sales) and 16 indirect jobs would be created. These indirect jobs are incorporated into the Facilities Characteristics portion of the computer models in Appendices D and E.

The impact of the local purchasing policies described above are summarized in the tables set out below.

IMPACT OF LOCAL PURCHASING ON THE NIAGARA REGION

| ECONOMIC SECTOR | ANNUAL ¹ SALES (000's) | OWMC PURCHASES (000's) | IMPACT (%) | JOBS |
|--------------------------|--------------------------------------|---------------------------|-------------------|------------------|
| Agriculture ¹ | \$121,220 | \$40 | n/a | 1 |
| Industrial | 1,615,640 | | | |
| Commercial | 1,938,790 | 4,570 | .20 | 35 |
| Financial | 207,690 | 80 | .04 | 3 |
| Tourism | 49,950 | 80 | .20 | 4 |
| Institutional | 180,830 | | | |
| TOTAL | <u>\$4,114,120</u> ===== | <u>\$4,770</u> ===== | <u>.1%</u> === | <u>43</u> === |

IMPACT OF LOCAL PURCHASING ON WEST LINCOLN TOWNSHIP

| ECONOMIC SECTOR | ANNUAL ¹ SALES (000's) | OWMC PURCHASES (000's) | IMPACT (%) | JOBS |
|--------------------------|--------------------------------------|---------------------------|--------------------|------------------|
| Agriculture ² | \$19,180 | \$40 | .20 | 1 |
| Industrial | 37,950 | | | |
| Commercial | 32,290 | 1,830 | 5.60 | 14 |
| Financial | 3,730 | 30 | .80 | 1 |
| Tourism | | | | |
| Institutional | 1,900 | | | |
| TOTAL | <u>\$95,050</u> ===== | <u>\$1,900</u> ===== | <u>2.0%</u> === | <u>16</u> === |

¹ See Appendix E.

² Excludes unincorporated farms.

5.3 CONSTRUCTION PHASE

Plant construction is expected to take place over an eighteen month period utilizing a 40 hour week with no overtime. The construction labour force will average 360 people, with the peak employment of 600 occurring in Month 10 to 16. Most of the construction trades will be represented, but a large pool of such workers reside within commuting distance (100 kilometres) of the site. Consequently, there will be no construction camps or significant pressure on local housing. There will be opportunities for services and supplies to be provided from within the Township of West Lincoln in particular and the Niagara Region in general. Specifically there will be opportunities for supplies and services by local subcontractors, machine shops, catering, etc. as well as supplies of hardware, fuel supplies, etc. However, the dollar volume is not expected to be appreciable in total and therefore will not create jobs indirectly through appreciable increases in spending locally. As stated previously, it is not assumed that OWMC will pay a premium for locally purchased goods and services.

The economic impact of the construction phase of the OWMC facility on West Lincoln Township is expected to be positive, but not to an extent where quantitative estimates can be made. Reasons for this are:

- * the construction workforce either already resides in Niagara Region or within commuting distance (a radius of 100 kilometres) -- in either case, their spending patterns are not likely to be altered to any significant degree;

- * local purchase of material is not expected to be large in dollar terms, even though an estimate is not currently available;
- * the construction period is short (18 months) and involves a significant degree of prefabrication.

5.4 OPERATING PHASE

The economic impact of the Waste Management Facility is estimated at two levels -- West Lincoln Township and Niagara Region. The same models as those used in the Economic Base analysis are utilized (Appendices D and E). They are interrelated in that the Township is an integral part of the Region, so that the West Lincoln model is consolidated into the Niagara Region model. In addition, there is not enough data at the Township level to establish reliable measures for derived employment and housing. In those instances, the economic impact on the Region is developed and a share apportioned to the Township.

As noted above, the facility will directly employ 151 people. In Niagara Region this total represents 0.1% of the available workforce. In the Technical occupation classification, which is heavily drawn on by the facility, OWMC direct employment is still less than six percent of the Region's available workforce in that occupation.

In conformity with the 4A Report¹, historic relationships indicate that 40 percent of the jobs created by the facility will be held by West Lincoln residents. That is 60 of the 151 direct employees will reside in the Township. Extending this relationship to the Occupation level, results in the Technical Occupation at OWMC accounting for more than 13 percent of employment in that occupation in West Lincoln. Processing comes next at just under 10 percent of total employment for that Occupation. The direct employment impact of the OWMC Facility is more significant at the Township level, but still only increases employment in the relevant occupations by 5 percent. This is a desirable situation because the employment impact is appreciable, but does not overshadow the existing employment profile. The impact is therefore positive, but not so large that the existing employment environment is disrupted. Demand for new housing units is estimated at 27 in West Lincoln and 69 in Niagara Region, based on 60% of new residents creating new housing unit demand. Without the OWMC Local Purchasing Policy, demand for new housing units could be as low as 20 and 55 respectively.

5.5 INDUSTRIAL SPIN OFF

The service provided by the OWMC facility, although becoming almost

¹ Clayton Research Associates Ltd., Site Selection Process, Phase 4A: Selection of A Preferred Site(s), Economic Base Analysis, Main Report, 1985, pp.50-59.

essential to many industries in Ontario, is not significant in a firm's location analysis, because volumes of waste are generally low compared to the firm's operating volume and incremental transportation costs are usually minimal. It is expected therefore that other industrial firms will be attracted to West Lincoln Township or Niagara Region because of the services offered by the OWMC facility. It is not a significant locational factor for a user of the facilities' services to be situated close to those facilities.

On the other hand there is a synergism created when industrial firms begin to locate in a geographic area. Firms may consider locating in West Lincoln if the OWMC facility is already there simply because of the overall level of economic activity as opposed to being attracted by specific services. This means that the presence of the OWMC facility in West Lincoln may encourage other firms to locate there, but the number, size and timing of such influx is not currently predictable.

Induced employment is created by the spending generated by direct and indirect jobs created, plus local spending by OWMC, not necessarily at a premium. The employment multiplier has been identified as 1.5 times direct and indirect employment, that is $(151 + 43) \times 1.5 = 291$ (Appendix G). Total employment created by the facility is 291 in Niagara Region and 114 in West Lincoln Township composed of,

| | <u>Region</u> | <u>West Lincoln</u> |
|----------|---------------|---------------------|
| Direct | 151 | 60 |
| Indirect | 43 | 16 |
| Induced | 97 | 38 |
| | <u>291</u> | <u>114</u> |
| | ==== | ==== |

Again it is assumed that 40 percent of the 97 regionally induced jobs will locate in West Lincoln Township or 38 jobs. A total of 114 new jobs would therefore be created in West Lincoln Township. This is a statistically significant, positive impact, but again not disruptive to the existing workforce as it is only 2.5% of the existing workforce of 4,452 people.

The total impact on the Region of Niagara is positive, but insignificant at 0.16% of the workforce (291/184,000).

5.6 OTHER IMPACTS

The elimination of farm jobs resulting from the use of the proposed site is estimated at 5 full-time equivalent, consisting of 3 full-time and 3 part-time positions.¹

¹ Ecologistics Limited, Site Assessment, Phase 4B: Agriculture, 1987.

For a number of reasons¹, some residents in the local study area may decide to leave because of the presence of the OWMC facility. This would cause a temporary increase in the normal out-migration rate. If the increase is greater than expected, the forecasted demand for new housing units would be less than the 27 currently predicted. If the balance between in-migration and out-migration is distorted because of timing, there could be a small, short term impact on property values in the Local Study Area. In the case of excessive out-migration the impact would be negative, while excessive in-migration would cause a positive movement in real property prices.

The level of truck traffic along the Regional Road 24 would increase by 4% to 13% at a 150,000 t/a capacity.² The nature of the traffic would not alter, since it is already used as a heavy truck route. Existing businesses would therefore expect an increase in business from higher traffic levels and no negative impact, since the nature of the traffic volume will not change significantly.

Traffic along Highway 20 from Regional Road 24 to the Schram Road intersection will increase by approximately 10% at a 150,000 t/a capacity.¹ This level of impact is still below the level that would be expected to cause a measurable impact on property values.

¹ Institute of Environment Research Inc., Site Selection Process Phase 4A: Selection of a Preferred Site - Social Analysis, 1987; and Ecologistics Limited, Site Assessment, Phase 4B: Agriculture, 1987.

² M.M. Dillon Ltd., Site Assessment, Phase 4B: Transportation, 1987.

Sufficient transactions have occurred along the access route to develop a comparison with the transactions within the Study Area. Transactions of farm units along the access route demonstrate that prices along the access route are similar in size and trend to those of the entire Study Area, but perhaps a little higher and a little closer to maintaining a value at inflationary levels.

Transactions of residential units along the access route averaged \$65,424 each compared to \$62,573 for the whole Study Area. The standard deviation is \$16,265 (access route) compared to \$19,427. As with farm units, residential units along the access route tend to be higher priced and are better able to keep pace with inflation than the Study Area as a whole, but only recently. Here too, nuisance impacts are not severe enough to be expected to affect property value.

5.7 PROPERTY VALUE

The reports, articles and studies listed in the "Property Value Impact Studies and Articles" section of the Bibliography (Appendix J) were analyzed in depth. There are few studies available of the property value impact of industrial and hazardous waste facilities. As a result, other developments were compared that had similar characteristics to the OWMC facility. These characteristics are:

- * slight increase in truck traffic to the proposed site
- * noise level increases to neighbouring properties in the 55dB range
- * heavy industry characteristics (e.g. smoke plumes and stacks, potential odour, heavy truck traffic, heavy equipment use)
- * adverse public reaction.

Industries that met these criteria most closely include:

- * electricity generating stations and transmission lines
- * highway construction
- * some solid waste management sites
- * nuclear waste sites
- * airports.

The literature search revealed that, where there were major negative impacts on property value from the introduction of one of these developments, there was invariably a major change in one of the nuisance factors (i.e. noise (above 70dB), truck traffic, air quality). For those situations where these changes were moderate, the impact on property value ranged from slightly negative to slightly positive.

Less information was available on the duration of these impacts, but the information available indicates that where impacts were slight to moderate, property values returned to normal levels within two to five years.

5.8 DECOMMISSIONING

When the economic life of the OWMC facility has been exhausted, the operation will cease and 291 jobs in Niagara Region, including 114 in West Lincoln Township, will be eliminated. Reversing these numbers and allowing for growth in the economy means that less than 0.1% of employment in Niagara and less than 2.5% of employment in West Lincoln Township will be lost. The loss in West Lincoln may put a small, temporary downward pressure on housing prices, but the effect will probably be too small to be measurable.

6.0 CONCLUSION

6.1 MAIN FINDINGS

6.1.1 NIAGARA REGION

The OWMC facility is too small in the context of the Regional Municipality of Niagara for its economic impact to be statistically significant (0.1%), albeit the direction of any impact is positive. Because of the high public profile currently being experienced by the proposed OWMC facility, an argument could be put forward that the facility could cause a negative impact (caused by unfavourable publicity) on the tourism industry. However, an analysis of the impact of the Love Canal controversy on tourism in Niagara Falls, New York¹ showed no measurable impact on tourism there. It is highly unlikely therefore, that the presence of the OWMC facility in West Lincoln Township would have any

¹ Jack B. Ellis & Associates Limited, Comparative and Parallel Studies of Tourism Impact, 1985.

negative impact whatsoever on the Niagara Region tourism industry, assuming the facility is properly operated and no major accidents occur. The remaining economic sectors in the local economy are even less prone to unfavourable publicity, because they depend less on consumer leisure-time decisions that rely on a pleasant environment.

In terms of real estate values in the Region, Appendix I shows that, in general, housing prices in comparable urban areas (Niagara, Hamilton, Kitchener, London, Windsor) in Ontario are very similar in magnitude and trend. Realty prices in the Region of Niagara are therefore depend more on the economic well-being of the Province and the larger economic regions than on the introduction of moderately-sized entities on an individual basis.

6.1.2 WEST LINCOLN TOWNSHIP

The introduction of the OWMC facility into the West Lincoln Township economy would somewhat intensify the current trend toward a stronger industrial sector by increasing employment in that sector by 5%, (Appendix E).

The economic character of West Lincoln township would not be changed appreciably because of the presence of the OWMC facility since the employment impact is small and it will not result in a change in employment profile other

than to intensify an existing trend toward the industrial sector. No other change is probable since the job profile of the facility is similar to that already in existence in the area and no scarce, specialized labour is required.

6.1.3 LOCAL STUDY AREA

In West Lincoln Township enough real estate transactions occurred that meaningful interpretations are possible in several categories, but not in others.

Sales of Residential Units showed a slump prior to 1984, but a good recovery since then. This late surge in prices resulted in an overall average increase in prices exceeding that of the Consumers Price Index. Real estate prices in south-central Ontario have levelled off over the last few months. The probability that this trend is also operative in the Local Study Area has already been identified in this report.

The sale of vacant residential lots is spotty in that too few transactions occur in some years to permit the identification of reliable trends. This is especially true of 1984 and 1985. In most instances of real estate price recoveries, the initial spurt in demand is satisfied through existing housing stock. The recovery of prices for vacant residential property therefore lags, but not by more than a few months. The trend of vacant residential property in Norwich Township however indicates that prices have shown a steady recovery since 1984 and have increased at greater than inflation rates. (Appendix F).

Hobby Farms and Small Farms did not change hands frequently enough to establish statistical trends and Large Farm transactions were clouded by the suspected inclusion of chattels and quotas in several of the selling prices. Nevertheless, Large Farm prices have shown a decline in price per acre over the study period, expressed in absolute dollars. Despite this, the value of Farmland (per acre) seems to be recovering in the last two to three years, although some slight decline occurred in 1986, reflecting an uncertain market.

Residential units in the Local Study Area have increased in value on average at a rate significantly faster than the inflation rate from the announcement of the preferred site in West Lincoln Township to June 30, 1987. Trends in farm prices are more complex and the results less clear, because of province-wide decline in farm value in recent years. At least, there is no discernable trend of lower farm prices that is traceable to the proposed OWMC facility.

6.1.4 DIRECT IMPACT ZONE

Analysis of reports and publications concerning the impact of other new developments with similar characteristics to those of the proposed OWMC facility, (e.g. heavy industry, transmission corridor, highway, municipal landfill, industrial waste treatment facility) indicate that a small property value decline could occur for neighbouring properties. This devaluation would be expected to recover within five years of construction start, assuming an eighteen month

construction period. This devaluation is expected to amount to five percent and affect properties that would be measurably affected. These are the properties within the Direct Impact Zone and adjacent to Highway 20 between Schram Road and Regional Road 24. The maximum devaluation that is likely to occur is fifteen percent in special circumstances such as major public resistance, perceived risk or other unidentified factors.

One factor that has not been dealt with in the analysis of the geographic boundaries of the property devaluation impact is perceived risk. If the real estate market perceives the impact of the facility to extend further than projected, or if other negative impacts not identified are felt to apply, then properties beyond the Direct Impact Zone could experience property devaluation.

It should be pointed out that a major incident connected with the OWMC facility could affect the time period estimated for property value recovery.

6.1.5 SENSITIVITY ANALYSIS

The sensitivity analysis carried out on major factors is described in Appendix H. The major factors analyzed include:

- * capacity
- * employment multiplier
- * out-migration levels
- * distribution of in-migration (West Lincoln vs. Niagara Region)
- * distribution of employment (inside vs. outside Niagara Region).

The analysis in Appendix H shows that the employment multiplier and operating level affect the level of employment in a major way causing significant changes in total employment within the test ranges. Nevertheless, these numbers are still small compared to the total labour force involved at both the Region and Township levels.

Changes in migration characteristics have a similar effect on housing demand, with major impacts felt if out-migration pressure approaches levels contemplated by the survey results. Because overall economic impact is slight, any change in the remaining factors analyzed resulted in imperceptible changes in predicted impact.

6.2 CONCLUSIONS

6.2.1 NIAGARA REGION

From a job creation and regional income perspective the OWMC facility will

not measurably affect the Region of Niagara. The tendency would be for a positive impact, but its magnitude will be too small to measure.

Analysis of housing prices in comparable large urban areas in Ontario indicate that realty values at the Region of Niagara level are more dependent on Provincial and regional factors than on local, project-specific factors and that real estate prices in the Regional Municipality of Niagara will be unaffected by the OWMC facility.

The tourism study on the impact of Love Canal on tourism in Niagara Falls (previously referenced) demonstrates that there is unlikely to be any impact on tourism throughout the Region.

6.2.2 WEST LINCOLN TOWNSHIP

Job creation and dollar volume of local purchasing in West Lincoln Township will be positive and significant, but not great enough to disrupt the existing occupation profile by changing the supply and demand characteristics. The OWMC facility employment profile will intensify the existing trend in West Lincoln toward industrial and commercial employment and away from agriculture. The magnitude of the swing is again not great enough to be disruptive.

Property value impacts will be insignificant in West Lincoln Township, except in an area close to the proposed site identified as the Direct Impact Zone.

6.2.3 LOCAL STUDY AREA

Property values in the Local Study Area will be unaffected by the OWMC facility, unless the factor of perceived risk becomes operable. In this case values could fall by 5 percent on average, but recover completely within 5 years. This would be evaluated as a small, but unacceptable impact. The presence of a monitoring program that would operate on a timely basis could identify any property devaluation from this case.

Real property prices in Norwich Township and Haldimand Town have characteristics close enough to the West Lincoln Study Area to permit their use as a standard of comparison for general trends in real property prices providing the general characteristics of the two Townships do not diverge significantly and no major local events occur that would affect the relationship. Any future monitoring program would necessarily examine this relationship as well as measure trends in realty prices.

6.2.4 DIRECT IMPACT ZONE

The presence of the OWMC Facility in West Lincoln is expected to depress prices by 5% in the Direct Impact Zone. The maximum impact given extreme conditions would be 15%. The depressed prices should recover to normal levels within five years of the start of construction. The introduction of the OWMC

facility will create demand for housing locally (currently estimated at 27 units). With the construction freeze in Smithville, the supply of housing is limited. The OWMC facility would therefore create an upward pressure on housing prices throughout West Lincoln Township until this freeze is lifted. Present planning by the Region of Niagara calls for expansion of the sewer and water systems that would accomplish this prior to construction starting at the OWMC facility. The nuisance impacts on the access route are not severe enough to be likely to affect market value and the increased level of traffic is not expected to affect farm business from a revenue point of view.^{1,2}

There are twelve properties³ in the Direct Impact Zone that will experience nuisance impacts to a degree severe enough to warrant consideration for buy-out by OWMC⁴. The remaining properties in the Direct Impact Zone may experience property value decline, but not to a degree to warrant a buy-out.

6.2.5 SENSITIVITY ANALYSIS

Measures of employment multiplier and distribution of employment to outside Region of Niagara, inside Niagara Region and inside West Lincoln

¹ Ecologistics Limited, Site Assessment, Phase 4B: Agriculture, 1987.

² M.M. Dillon Ltd., Site Assessment, Phase 4B: Transportation, 1987.

³ One assessment role number has two residences, resulting in a possible count of thirteen properties.

⁴ Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

Township are key factors that could significantly affect the forecasted economic impacts especially at the West Lincoln Township level. This indicates that the values of these factors should be monitored on a regular basis.

6.3 MITIGATION

For purposes of this analysis a "buy local" policy by OWMC has been assumed recognizing that this is only an assumption and will not necessarily result in OWMC obtaining supplies and services within the Township of West Lincoln in particular and Niagara Region in general. Competitive pricing and level of service will govern.

However, if OWMC were to institute a "buy local" policy preference will be given to (in order of preference) :

1. Suppliers within the Township of West Lincoln;
2. Niagara Region suppliers;
3. Other suppliers.

If a "buy local" policy is instituted and meets with the approval of the Government of Ontario purchasing policy the "buy local" purchasing preference may or may not involve the payment of a premium price for locally purchased goods and services. It will be appreciated that the potential benefits, especially at the Township of West Lincoln level, can be significant and ought to be pursued if

maximization of the positive impact from the presence of OWMC's facility in the Township of West Lincoln is to be encouraged within a framework of a purchasing policy approved by the Government of Ontario.

The potential decrease in property values in the Direct Impact Zone can be minimized through an OWMC guarantee that would reimburse owners who may sell their property at below market value because of the presence of the proposed facility. The Property Value Protection Program (PVPP) should be extended to all owners within the Direct Impact Zone and available to all other owners that can establish a loss in market value on sale, caused by the OWMC facility. Twelve properties within the Direct Impact Zone are expected to be severely affected enough to warrant the offering by OWMC to buy-out the properties at market value forthwith. The PVPP with a buy-out option for specified properties is hereby recommended. For further discussion of this issue see, Ontario Waste Management Corporation, Site Assessment: Environmental Assessment, Draft, 1987.

The issue of compensation for owners who do not wish to sell is in the process of discussion with affected parties. Any recommendation with respect to such compensation is premature at this point in time.

Property value changes should be monitored regularly to measure the magnitude and duration of any devaluation and to evaluate the geographic boundaries of the impact zone, with a view to expanding if determined appropriate.

6.4 POST MITIGATION CONCLUSIONS

If the recommended mitigation program is carried out, no property value devaluation would affect present owners within the impact zone. A mechanism would be available to assist any other homeowners outside the impact zone that could be affected.

At this point, the introduction of the OWMC facility into West Lincoln Township would create slight, but positive economic impacts and no effective property value decline.

6.5 MONITORING

The purpose of a monitoring program is to periodically measure the actual value of major factors in the analytical models and compare them to values predicted in the forecasting models. If actual values vary too widely from forecasted values, conclusions and policies arising from that analysis should be reevaluated. Variables that should be monitored on a regular basis are:

- * all factors included in the computer models
- * changes in these factors over time compared to predicted values
- * actual market value levels compared to forecast values in all three communities
- * evaluation of changes in economic base in West Lincoln Township, Norwich Township and Haldimand Town that could affect property values.

Appendix A
Technical Note on Economic Impact Analysis

APPENDIX A

TECHNICAL NOTE ON ECONOMIC IMPACT ANALYSIS

This appendix describes alternative approaches to economic impact analysis that could be used in developing an estimate of the economic impact of development. The methodology selected for this study (the economic base model) is then discussed in more detail.

Economic Base Approach ⁽¹⁾

The concept of the economic base model divides all regional economic activities into two categories:

- * the economic base or exporting activities;
- * the non-base industries that provide for the needs of persons living
in the region.

The economic well-being of a region depends on the income earned by base industries from trade outside the region. More specifically, employment in the service or non-base industries is determined by changes in the level of employment in economic base activities.

The framework for the economic base model can be applied to variables other than basic and non-basic employment, for example, regional and extra-regional monetary flows, including export receipts and import leakages of various kinds. The economic base method calculates an economic base ratio, which is the ratio of base industry employment to total employment at a point in time. This ratio is used in conjunction with forecasts of base industry employment to predict future levels of total employment and population in the region.

The economic base approach does have some fundamental difficulties. It is not particularly well-adapted to accommodating employment income leakage features of construction phases of major projects. However, if care is exercised in the estimation of the amount and timing of manpower requirements in construction and operations phases of the project's activities, and in the allocation of employment to base and non-base activities in the region, the modelling framework can accommodate it.

Also, the assumption that there is a stable relationship between base employment and total employment over a period of time is often disputed. This is a fundamental premise that may not hold in a region that shows rapid changes in the development of the service sector or level of community or regional infrastructure. It is noted that the Regional Municipality of Niagara is not currently undergoing these changes, nor is it expected to in the foreseeable future.

The service sector is assumed to play an entirely passive role in the generation of additional employment. These difficulties can be minimized by allocating part of the service sector employment to the base where there is evidence of direct relationship.

With respect to the stability issue, projections of the basic-service ratio can be based on the structure of another local economy that has already attained a level and type of development that is expected for the region or community in question. However, the size of the project in question would not create the need to follow this approach., nor is the Niagara Region unstable.

A final difficulty with the economic base model is that it does not incorporate other important functional relationships such as income and related leakages, local and external expenditures of individuals, and the role of government expenditures in the region. An economic base model modified to reflect relevant income considerations could overcome this difficulty.

The economic base approach as applied to the structure and changes in the structure of employment can therefore be used as a reasonable approximation to changes in the size and pattern of income generated in the region by a new project.

The Regional Income Approach

A feature of the economic base model is that its validity tends to diminish as it is extended from the small region or community to the larger and relatively more closed regional economic system. It is obviously inappropriate when applied to the nation's economy. These larger economies are better described through measures of income and expenditure rather than employment and firm classification. The level of national income in Canada, although affected by international trade, is determined principally by the level

of spending by consumers, investors and governments. It is demonstrated by macroeconomic theory that there is an equilibrium relationship between a region's income levels and fluctuations in the economic aggregates for the total of the regions comprising the nation's economy.

The specific nature of the relationships between the regional parts and aggregation to the national economy is less clear. From a preliminary point of view, factor payment flows (for example wages, rent and interest payments) and interregional trade are influenced by the behaviour of corresponding national aggregates. The extent to which a regional economy depends on these interregional flows is dependent in large part by factors within the region. Regional or local incomes and employment may be determined more by the volume of income available for localized expenditures and on the propensities to consume domestic versus imported goods in the region. The propensities to consume and save are determinants of the Keynesian income multiplier which relates changes in the level of expenditures to changes in total income.

The Input-Output Approach ⁽²⁾

The focus of input-output analysis is on the regional economy's technical interrelationships exhibited by a matrix of coefficients. This matrix shows the value of inputs going into each industry's production process from all other industries and from primary factors, and the value of its output to other industries and to final demand.

Since these input coefficients represent interindustry flows at a point in time, the analysis is static. With simplifying assumptions about the stability of industry production functions, it is possible to trace the impact of a change in the demand for the output of a given industry on the industries supplying it with inputs and also on the industries indirectly related to the one in question. For example, a regional input-output table would enable one to see how fluctuations in an export sector or final demand sector of a major industry, such as the tourist industry, spreads through the regional economy.

By modifying the original inter-industry matrix that shows value flows of outputs from each industry to the others to one showing the employment content of each intersectoral flow, it is possible to obtain an estimate of the employment multiplier of each industry sector. The multiplier can then be applied to a projected change in a final demand or export sector for a particular industry to obtain an estimate of potential employment impact. Inter-industry tables are also useful in showing the nature and extent of interdependence existing among industries and classes of final demand at a given time.

One reason for preferring the input-output approach is that it provides more information than income determination models. Data is provided with respect to the flows of raw materials, semi-finished products, and services among industries as well as for final product flows to consumers, investors, the government sector and net exports. Inter-industry raw materials and semi-finished product flows are cancelled out in regional income accounting. The input-output accounts also identify aggregate final output

originating in production although income is shown as value added by each industry rather than as employee compensation, proprietor's income, corporate profits, capital consumption allowances, and other conventional income categories.

Unfortunately, suitably disaggregated up-to-date data for an input-output table does not exist at the present time and the adaptability of such structural information is greatly reduced in times of rapid change in the pattern of regional activities.

Conclusions

Some of these techniques appear to be more appropriate, but data limitations and some theoretical deficiencies preclude their use as tools of regional economic impact analysis. For national income determination models, national income and product accounts have provided relevant data, but these accounts have only been extended to provincial levels and not to regional levels. In addition to the data problem for regional income modelling, a major limitation of the analysis in a region context is the treatment of leakages.

The development of input-output models has led to the belief by many regional specialists that this is an even more fruitful approach to the study of the regional economies. Certainly, with a suitable level of aggregation and by concentrating on export, government and service sectors, a great deal of useful information on the impact of a large scale project in the region could be derived. However, the project itself is likely to fundamentally alter the present structure of inter-sectoral relationships in the study region.

In this study the economic base approach with employment in the base and non-base industries as the prime variables has been chosen. The selection is not entirely based on default of other preferable methods but rather on the suitability of employment as an approximation for more complex factors and the difficulty in acquiring data on regional expenditures and income leakages. The employment approach provides a more suitable estimate than income for estimating the net regional effects of a new, large scale project. An attempt has been made to correct for some of the major limitations of the technique by carefully specifying the procedure whereby employment is allocated to base and non-base industries and by adding annual sales by industry sector as an income measure to accommodate local purchasing impacts.

In summary, the benefits of selecting a modified economic base approach are:

- 1) availability of data;
- 2) compatibility of OWMC facility characteristics with selected model structure;
- 3) the economic base approach is more descriptive of small economic units, whereas the income approach and input-output analysis are better suited to larger economic units (e.g. province or nation);
- 4) income elements added as modification permit measurement of dollar volumes from local purchasing.

The Economic Base Model

Basic employment is employment that is supported by an inflow of funds from outside the region. Generally it refers to an export activity or other autonomous activity that would be expected to remain in the absence of other basic or export activities. Examples of basic sector employment are jobs in agriculture, some proportion of employment in the hospitality industry, and jobs in manufacturing. By comparison, non-basic or service employment is that which is attributable to the production and consumption of strictly local goods and services such as banking or retail stores. Expanded employment in the basic sector becomes the motivating factor in stimulating additional employment in the non-basic or service sector.

The multiplier is defined as the ratio of changes in total employment to changes in basic sector employment, is mathematically expressed as,

$$M = \Delta E_t / \Delta E_b$$

where M = multiplier

ΔE_t = total employment in basic
and non-basic sectors

ΔE_b = employment in basic sector.

Given a static relationship between present basic and non-basic employment in the study region, and the expected changes in employment resulting from new development, the multiplier is applied to projected net new additions to base employment to estimate

the total employment impact caused by the base change. The multiplier will yield an estimate of induced employment expected to be created in the non-base activity sectors as a result of a given expansion in base employment.

Derivation of the Multiplier

There are severe operational problems in deriving a multiplier based on field data, focussed on formulating decision criteria for allocation of employment to base and non-base sectors. It is from this allocation that the numerical result is determined. The criteria used in this analysis recognize that while all employment in the region is ultimately supported by base activities, only that proportion of total employment directly linked to the base should be so allocated. It is therefore the direct and captive employment that has been assigned to the basic sector and the residual employment to the non-basic sector. The latter may be one or two steps removed from direct dependence but nonetheless bears some overall linkage to the base.

With this general guideline in mind, a set of decision criteria for allocating employment in the study region to either base or non-base can be formulated. These criteria are presented below for employer categories found to be prevalent in the regional economy.

The multipliers that are derived in this analysis are based on employment counts in the Niagara Region from the 1981 Census. 1986 Census information will not be available until late 1987 or 1988.

With respect to the modelling framework itself, there are many limitations. Some are:

- static nature of the model
- omission of other relevant variables
- leakage factors.

In addition, the main application of the multiplier has been to predict the size of future total employment in a given year. The rate at which impacts to other sectors are generated by base sector changes is not possible to simulate for the study region due to the lack of historical data. However, it is known that there is a lag in the establishment of a permanent service base in communities following permanent increases in basic sector activity. This lag could be due to the fact that many service businesses may not be operating at an efficient level of output. There is a population threshold, or minimum community economic size, below which certain services would be operating at less than full utilization and above which additional services or businesses could not be attracted to the community without dramatic increases in population. The implication of this threshold effect and the related lag in establishment of additional services for application of the multiplier in the study region is that in any one year, the magnitude of the total employment impact predicted by the multiplier may not be accurate. But, taken over time and after growth has stabilized, the predicted level of base and service activities in the region could be realized.

In conclusion, the static multiplier is applied to anticipated changes in base employment to predict the ultimate magnitude of its related service or non-basic employment

impact. The validity of the results depends on the acceptability of the assumptions and particularly on whether the structure of the regional economy is relatively constant over the time frame.

1. Ralph W. Pfouts, ed. The Techniques of Urban Economic Analysis, Chandler Davis Publishing Company, West Trenton, N.Y., 1960.

Charles Tiebout, The Community Economic Base Study, Committee For Economic Development, Supplementary Paper No.16, New York, 1962.

Richard B. Andrews, Mechanics of the Urban Economic Base: The Problem of Base Measurement, Land Economics, pp.52-60, May 1953.

2. Wassily Leontiff, et al, Studies in the Structure of The American Economy, Oxford University Press, New York, 1953.

L. Hurwicz, Input-Output Analysis and Economic Structure, American Economic Review, Vol.XIV,No.4, September 1955.

Walter Isard and Robert Kaveth, Economic Structural Interrelationships of Metropolitan Regions, American Journal of Sociology, Vol.IX,No.2, pp.152-162, September 1954.

Walter Isard, Interregional Input-Output Techniques, Methods of Regional Analysis, pp.309-374, John Wiley & Son, 1960.

Appendix B
People Interviewed During Information Gathering

APPENDIX B
PEOPLE INTERVIEWED DURING INFORMATION GATHERING

| NAME | POSITION | ORGANIZATION |
|--------------------------|---------------------------------------|---|
| J.G. Holmes | Director of Education | Lincoln County Board of Education |
| R.F. O'Neill | Director of Education | Lincoln County RCSS Board of Ed. |
| I.M. Nethercot | Head, Subsidy Admin. & Operations | Ministry of Transportation & Comm.'s |
| G. Jamieson | Manager, Financial Information | Ministry of Municipal Affairs & Housing |
| R. Skinner | Sr. Policy Advisor Finance & Analysis | Ministry of Municipal Affairs & Housing |
| R. Mason | Economist | Canada Employment St. Catharines |
| J. Willms | Partner | Willms, Shier |
| A.L. Burt | Secretary-Treasurer | Niagara Peninsula Conservation Auth. |
| M. Fischer | General Manager | Niagara Reg. Development Corporation |
| W. Losier J. Berkhout | Director | Niagara Real Estate Board |
| R. Mens | Treasurer | West Lincoln Twp. |
| R. Swick | Fire Chief | West Lincoln Twp. |
| E. Griffin | Works Superintendent | West Lincoln Twp. |
| Mrs. M. Dewar | Librarian | West Lincoln Twp. |
| L. Nelson | Bylaw Officer | West Lincoln Twp. |
| S. Bacchus | Treasury | Niagara Region |
| A. Veale | Planning Director | Niagara Region |
| F.L. Walsh | Administrator | Niagara Region |
| J.A. Gaydor | Police Chief | Niagara Region |
| C.H. Eidt | Works Director | Niagara Region |
| Dr. G.F. Mills | Health Officer | Niagara Region |
| M. Fraser | Social Serv. Director | Niagara Region |
| G. Cherney | Treasurer | Town of Pelham |

Appendix C

Economic Model Structure

APPENDIX C

Economic Model Structure

Time periods are presented as columns in the model format. These periods are divided into historic and forecast. The historic time periods consist of 1971, 1976 and 1981 to 1985. The choice of years is based on the need to display both long term and short term historic trends. The years for the long term trends coincides with Statistics Canada census years, because of the availability and accuracy of statistics available. Short term trends must be annual, thus permitting most recent and relevant data, but at the cost of accuracy, since most statistics are estimates based on small samples or allocations.

Forecast time periods are annually from 1981 to 2001. For presentation purposes the model could be split into two separate reports, one showing historic trends (1971 to 1985), the other showing forecast trends (1986 to 2001). The model is also divided into two parts vertically: Labour Force and Business Activity. Within each of these parts are three sections:

- I Economic Base
- II OWMC Facility Characteristics
- III Adjusted Economic Base.

The factors, indicators and data sources relevant to these elements are listed below, followed by a list of the assumptions used in constructing the model.

| FACTOR | | INDICATORS | DATA SOURCES |
|--|---|--|-------------------------------|
| Business Activity | | | |
| a Region | 1 | Number of firms by 4-digit SIC code | * Region of Niagara |
| b West Lincoln | 2 | Employment by firm major | * Township of West Lincoln |
| | 3 | Historic growth rates by major economic sector (1971-1985) | * Yellow Pages |
| | | | * Statistics Canada |
| | 4 | Forecasted growth rates by economic sector (1986 - 2001) | * FP Survey of Markets |
| | | | * Colleague consultant survey |
| Labour Force | | | |
| a. Region | 1 | Demographics | * Statistics Canada |
| b. West Lincoln | | * Population | * Ontario Statistics |
| | | * Households | * Region of Niagara |
| | | * Growth (1971-81, 1981-85) | * West Lincoln |
| | | * Forecasts (1986-2001) | * Canada |
| | 2 | Employment | * Employment Centre |
| | | * Occupation | * Colleague Consultants |
| | | * Migration | |
| | | * Unemployment | |
| | | * Growth (1971-1985) | |
| Property Value (Study Area: east half of former Township of Gainsborough and 2 concession lots (800 m) adjacent to Regional Road 24) | | Real Property Transactions | |
| | | * Property Classification | * Registry Office |
| | | * Location | * Assesment Rolls |
| | | * 1980 - 86 | * Real Estate Board |
| | | | * Colleague Consultants |

MODEL ASSUMPTIONS

1. Labour Force

(1) Annual population growth rate (economic base)

| | Niagara Region | West Lincoln |
|-------------|----------------|--------------|
| 1987 - 1991 | .1% | .1% |
| 1991 - 2001 | .2% | .2% |

(2) Net Migration remains constant at 7% of the Labour Force (out migration) in the Region and 10% in West Lincoln.

(3) Unemployment rate remains constant at 5.3% of the Labour Force in the Region and 6.5% in West Lincoln.

(4) Fifty percent of new jobs ultimately originate with unemployed people now living in the Region.

(5) Fifty percent of new jobs ultimately originate with people outside the Region who will move in.

(6) Each new job resulting in in-migration will create one new household.

- (7) Population and household forecasts originate with the Regional Municipality of Niagara. Intervening years are allocated on a linear basis.
- (8) Forty percent of new jobs in West Lincoln originating with new residents will live in West Lincoln. The remainder will live elsewhere in the Region. (Based on historic trends).

2. Business Activity

- (1) Total jobs provided by resident firms include all of the people commuting from outside the Region. The Labour Force model deals with net migration, so the totals for employment in each model do not correspond.
- (2) Employment by firm was used where available, (Industrial Directory). Remaining employment by industry was obtained from Statistics Canada data.
- (3) Forecasts are based on studies carried out for the Regional Municipality of Niagara.

FUTURE SCENARIOS

LABOUR FORCE AND BUSINESS ACTIVITY

Trends

Population growth is driven by economic growth through job creation. The "cushion" between job growth and natural population increase is MIGRATION. If the population tends to grow faster than economic growth, people will tend to leave for areas where jobs are available. If they can remain and travel to the remote job, they are COMMUTERS. A short-term cushion is UNEMPLOYMENT. If jobs are created faster than the natural population growth can assimilate, people will migrate to the area, either as in-migrants or commuters.

In the Region of Niagara and West Lincoln Township the rate of natural increase has exceeded the growth in jobs created by economic growth. As a result, there has been a net-out-migration from both areas since 1975. The Niagara Region economy is dominated by mature, moderate to heavy industry and tourism. The investment in industrial plant is not keeping pace with wear and tear, so the industrial sector is stagnating. The tourism sector has also suffered from slow growth, but can react more quickly to changes in demand.

Food-related manufacturing has recently experienced a renewal in the area, but not to a degree sufficient to off-set declines in the heavier sector. The net result over the next fifteen years will be a decline in the proportion of industrial jobs (from 37% to

29%), but a growth in the number of firms (from 15% to 17%) caused by smaller firms in the growth areas.

Firms in the tourism sector will remain small, but should grow faster than the regional economy thus providing about two percent more of the jobs available locally.

The agricultural sector is expected to continue to provide about three percent of the Region's jobs, but the trends to larger units, increased mechanization and growth in part-time farming will create a significant drop in the number of operations. West Lincoln Township is expected to show a net increase in the number of farm jobs and agricultural units, but will account for five percent less of the total Township employment and ten percent less of the number of firms by 2001. The real growth will be in the industrial and commercial sectors, mainly small, light industry and trade.

Factors

POPULATION forecasts in Niagara Region and West Lincoln Township are based on estimates prepared by the Planning Department of the Regional Municipality of Niagara in 1981 and confirmed in 1986. These forecasts seem reasonable and provide for a variation of five percent from the baseline as high and low scenarios.

PERSONS PER HOUSEHOLD are expected to follow the provincial trend to smaller families, but not at a precipitate rate. A drop from 2.64 in 1986 to 2.47 in 2001

(3.29 to 3.16 in West Lincoln) is fairly predictable and is not significant to economic trends in Niagara Region or West Lincoln Township.

The LABOUR FORCE is expected to remain close to fifty percent of the total population with decreases in the under-15 age category balanced by increases in the over-65 group.

The level of UNEMPLOYMENT is forecast at a constant 5.2% of the labour force. The proportion of NET COMMUTERS is also predicted to remain a constant percentage of the labour force (7%). Both of these factors are being tested for sensitivity. There is some interrelationship between these two factors since an increase in unemployment levels can lead to an increase in net out-commuters as jobs are found outside the Region, but within commuting distance (e.g. Hamilton).

The EMPLOYMENT MULTIPLIER has been established at 1.5 through analysis of the basic/non-basic sectors of the Region's economy. Sensitivity runs at 1.0 and 2.0 show that fluctuations in the value are significant to the job creation impact of the proposed OWMC facility, so some effort should be expended in refining, updating and monitoring this factor. (Appendix H).

The RATIO OF WORKERS FROM OUTSIDE THE REGION is set at 40 percent of new jobs created based on historical experience. The remaining 60 percent would create jobs for new members of the workforce residing in the Region or cause a decrease in the level of unemployment. This effect would not necessarily be direct -- it could be part of a chain reaction, culminating in the final result. That is, a job at OWMC could be filled

by someone with a job, unemployed or a new entry to the workforce. Sensitivity testing is proceeding.

FARM JOBS LOST as a result of the OWMC site being removed from farm production has been estimated by Institute of Environmental Research Inc. to be three full-time and three part-time. Equating three part-time jobs to one full-time results in four full-time equivalent jobs lost because of the site. These jobs are lost from West Lincoln Township and Niagara Region and are not replaceable elsewhere within the Region. The specific employees may find other work within the community, but they would be jobs that would be filled by someone in any event. The effect of these job losses on the number of agricultural firms in West Lincoln Township and Niagara Region is different because of differences in the average number of employees in agricultural firms between the two jurisdictions.

The CONSTRUCTION WORKFORCE will consist of a large number of tradesmen employed for varying lengths of time over the construction period of eighteen months. These trades are well-represented by potential workers within commuting distance of the site. It is therefore predicted that no new housing units would be required. In addition, little induced employment would be generated because the construction workers, being already established in a household, would be unlikely to significantly change their spending patterns. Some sensitivity analysis on this factor is in process to determine whether ongoing monitoring is advisable.

Appendix D

Labour Force Model

Morehouse Economic Planning D-1

APPENDIX D Labour Force Model

Statistics are obtainable from two sources that are not entirely compatible. Therefore historic trends are specifically identified by source -- Statistics Canada, Ontario Statistics and Niagara Region. Generally, Statistics Canada data is more useful for long term trends because of the level of detail available and the degree of accuracy within census years. Forecasts are generally more reliable at the local level from Niagara Region staff. Whenever available, other forecasts are shown for comparison purposes.

Labour force statistics are intimately tied to overall population figures. Hence, information presented will begin with population and proceed to labour force characteristics. The model will therefore present the following measures.

- * Population
 - Statistics Canada
 - Ontario Statistics
 - Niagara Region Forecasts
- * Households
 - Statistics Canada
 - Ontario Statistics
 - Niagara Region Forecasts
- * Persons per Household
 - Statistics Canada
 - Ontario Statistics
 - Niagara Region Forecasts
- * Labour Force
 - Statistics Canada
 - Unemployed
 - Migration
 - Employed
 - Participation Rate
 - Occupation
 - managerial
 - teaching
 - clerical
 - sales
 - service
 - farming (including other primary
 - processing (including machining, construction transportation)
 - other (including Not Stated)

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE

I. ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A. POPULATION | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 347323 | 365530 | 368295 | 370135 | 371515 | 373325 | 375315 | | | | | | | | | | | | | | | | |
| b. Ontario Statistics | 347328 | 365440 | 368288 | 367738 | 371520 | 373010 | 367312 | 378300 | 375920 | 381540 | 385160 | 384780 | 386400 | 387400 | 388400 | 389400 | 390400 | 391400 | 391760 | 392120 | 392480 | 392840 | 393200 |
| Annual Increase(%) | | | | -0.001 | 0.011 | 0.004 | -0.010 | 0.024 | 0.004 | 0.004 | 0.004 | 0.004 | 0.004 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.002 | 0.002 | 0.001 | 0.001 |
| c. Niagara Region Forecasts # | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Increase(%) | | | | | | | | 0.011 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.002 | 0.002 | 0.002 | 0.002 | 0.009 | 0.009 | 0.008 | 0.008 | 0.008 | 0.002 |
| J. HOUSEHOLDS | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 100950 | 116935 | 127490 | | | | | | | | | | | | | | | | | | | | |
| b. Ontario Statistics | 102155 | 116900 | 126995 | 129030 | 138965 | 140099 | | | | | | | | | | | | | | | | | |
| c. Niagara Region Forecasts | | | | 0.016 | 0.077 | 0.008 | 140700 | 141400 | 143500 | 142600 | 143500 | 143800 | 144400 | 145100 | 145800 | 146500 | 147200 | 147900 | 149250 | 150660 | 152040 | 153420 | 154800 |
| Annual Increase(%) | | | | | | | 0.004 | 0.005 | 0.004 | 0.004 | 0.004 | 0.004 | 0.021 | 0.022 | 0.022 | 0.023 | 0.024 | 0.005 | 0.006 | 0.007 | 0.008 | 0.008 | 0.009 |
| PERSONS PER HOUSEHOLD | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 3.4 | 3.1 | 2.9 | | | | | | | | | | | | | | | | | | | | |
| b. Ontario Statistics | | | 2.9 | 2.85 | 2.67 | 2.66 | | | | | | | | | | | | | | | | | |
| c. Niagara Region Forecasts | | | | | | | 2.62 | 2.64 | 2.63 | 2.62 | 2.62 | 2.61 | 2.60 | 2.59 | 2.58 | 2.58 | 2.57 | 2.56 | 2.54 | 2.52 | 2.50 | 2.49 | 2.47 |
| C. LABOUR FORCE | | | | | | | | | | | | | | | | | | | | | | | |
| Statistics Canada | 145485 | 179475 | 180370 | 181200 | 182170 | 183100 | 184000 | 185000 | 186040 | 187060 | 188080 | 189100 | 189940 | 190780 | 191620 | 192460 | 193300 | 193940 | 194580 | 195220 | 195860 | 196500 | |
| UNEMPLOYED | | 9445 | 9492 | 9536 | 9587 | 9636 | 9683 | 9737 | 9790 | 9844 | 9898 | 9952 | 9996 | 10040 | 10084 | 10128 | 10173 | 10206 | 10240 | 10274 | 10307 | 10341 | |
| NET COMPUTERS | | 12570 | 12633 | 12691 | 12759 | 12824 | 12887 | 12958 | 13030 | 13101 | 13173 | 13244 | 13303 | 13362 | 13421 | 13479 | 13538 | 13583 | 13628 | 13673 | 13718 | 13762 | |
| EMPLOYED IN REGION | 134505 | 157460 | 159245 | 159973 | 159824 | 160640 | 161430 | 162325 | 163220 | 164115 | 165009 | 165904 | 166641 | 167378 | 168115 | 168852 | 169589 | 170151 | 170712 | 171274 | 171835 | 172397 | |
| PARTICIPATION RATE (%) | 59.0 | 63.0 | 63.2 | 62.8 | 62.9 | 63.9 | 62.7 | 62.7 | 62.7 | 62.8 | 62.9 | 62.9 | 61.7 | 61.8 | 62.0 | 62.2 | 62.4 | 62.6 | 62.8 | 63.0 | 63.2 | 63.4 | 63.7 |

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| E. OCCUPATION (18) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Managerial/Administration | 4945 | 12750 | 12824 | 12882 | 12954 | 13020 | 13077 | 13150 | 13222 | 13295 | 13367 | 13440 | 13501 | 13561 | 13622 | 13683 | 13744 | 13789 | 13834 | 13879 | 13924 | 13969 | 13969 |
| b. Teaching/Related | 5505 | 6035 | 6070 | 6097 | 6132 | 6153 | 6190 | 6224 | 6259 | 6293 | 6327 | 6361 | 6390 | 6419 | 6448 | 6477 | 6506 | 6527 | 6548 | 6569 | 6591 | 6612 | 6612 |
| c. Medicine/Health | 4810 | 6935 | 6975 | 7007 | 7046 | 7082 | 7113 | 7153 | 7192 | 7231 | 7271 | 7310 | 7343 | 7376 | 7409 | 7443 | 7476 | 7500 | 7525 | 7549 | 7573 | 7598 | 7598 |
| d. Technical/Social/Religion | 5353 | 9950 | 10008 | 10053 | 10109 | 10150 | 10206 | 10262 | 10319 | 10375 | 10432 | 10489 | 10536 | 10583 | 10631 | 10678 | 10726 | 10761 | 10796 | 10831 | 10866 | 10901 | 10901 |
| e. Clerical/Related | 18665 | 28190 | 28353 | 28482 | 28642 | 28786 | 28914 | 29074 | 29234 | 29395 | 29555 | 29715 | 29850 | 29984 | 30119 | 30253 | 30388 | 30487 | 30586 | 30685 | 30785 | 30884 | 30884 |
| f. Sales | 13375 | 16000 | 16093 | 16165 | 16256 | 16332 | 16411 | 16502 | 16593 | 16684 | 16775 | 16866 | 16942 | 17018 | 17095 | 17171 | 17247 | 17304 | 17360 | 17417 | 17473 | 17529 | 17529 |
| g. Service | 10270 | 23585 | 23722 | 23829 | 23963 | 24094 | 24191 | 24305 | 24459 | 24593 | 24727 | 24851 | 24973 | 25086 | 25199 | 25311 | 25424 | 25507 | 25590 | 25673 | 25756 | 25839 | 25839 |
| h. Farming/Primary | 5055 | 7180 | 7222 | 7254 | 7295 | 7332 | 7364 | 7405 | 7446 | 7487 | 7529 | 7568 | 7603 | 7637 | 7671 | 7706 | 7740 | 7765 | 7790 | 7916 | 7941 | 7866 | 7866 |
| i. Processing | 7555 | 10755 | 10817 | 10866 | 10927 | 10982 | 11031 | 11092 | 11153 | 11215 | 11276 | 11337 | 11389 | 11439 | 11491 | 11542 | 11593 | 11631 | 11669 | 11707 | 11745 | 11783 | 11783 |
| j. Machining | 20085 | 29295 | 28449 | 29578 | 28738 | 29883 | 29011 | 29172 | 29333 | 29494 | 29654 | 29815 | 29950 | 30085 | 30220 | 30355 | 30490 | 30590 | 30689 | 30789 | 30889 | 30988 | 30988 |
| k. Construction | 8775 | 9810 | 9867 | 9911 | 9967 | 10017 | 10062 | 10118 | 10173 | 10229 | 10285 | 10341 | 10389 | 10434 | 10481 | 10529 | 10575 | 10609 | 10644 | 10679 | 10713 | 10748 | 10748 |
| l. Transportation | 5085 | 6190 | 6216 | 6244 | 6279 | 6311 | 6339 | 6374 | 6409 | 6444 | 6479 | 6514 | 6544 | 6573 | 6603 | 6632 | 6662 | 6684 | 6705 | 6727 | 6749 | 6771 | 6771 |
| m. Other/Not Applicable | 19590 | 10325 | 10395 | 10432 | 10490 | 10543 | 10590 | 10649 | 10708 | 10766 | 10825 | 10884 | 10933 | 10982 | 11031 | 11081 | 11130 | 11156 | 11203 | 11239 | 11275 | 11312 | 11312 |
| TOTAL | 130070 | 175980 | 177000 | 177800 | 178800 | 179700 | 180500 | 181500 | 182500 | 183500 | 184500 | 185500 | 186340 | 187180 | 188020 | 188860 | 189700 | 190320 | 190940 | 191560 | 192180 | 192800 | 192800 |

II. OWHC FACILITY CHARACTERISTICS

| | |
|---------------------------------------|------|
| Employment Multiplier: | 1.50 |
| Ratio of Workers From Outside Region: | 0.40 |
| Ratio of New Housing Units (Outside) | 0.60 |

[illegible]

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

III. ADJUSTED ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A. POPULATION | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 347323 | 365530 | 368295 | 370135 | 371615 | 373325 | 375115 | | | | | | | | | | | | | | | | |
| b. Ontario Statistics | 347328 | 365440 | 368298 | 367738 | 371620 | 373010 | 369112 | 378300 | 375620 | 381540 | 387160 | 384780 | 386400 | 387400 | 388400 | 389400 | 390400 | 391400 | 391760 | 392120 | 392480 | 392840 | 393200 |
| Annual Increase(%) | | | | -0.001 | 0.011 | 0.004 | -0.019 | 0.024 | 0.004 | 0.004 | 0.004 | 0.004 | 0.004 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.003 | 0.002 | 0.002 | 0.001 | 0.001 |
| c. Niagara Region Forecasts # | | | | 0 | 0 | 0 | 0 | 373300 | 373740 | 374180 | 374803 | 375430 | 375800 | 376439 | 377079 | 377717 | 378356 | 378995 | 379632 | 380270 | 380908 | 381546 | 382185 |
| Annual Increase(%) | | | | | | | | 0.011 | 0.001 | 0.001 | 0.003 | 0.003 | 0.001 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.002 |
| B. HOUSEHOLDS | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 100950 | 116935 | 127490 | | | | | | | | | | | | | | | | | | | | |
| b. Ontario Statistics | 102155 | 116900 | 126995 | 129030 | 138965 | 140099 | | | | | | | | | | | | | | | | | |
| c. Niagara Region Forecasts | | | | 0.016 | 0.077 | 0.008 | 140700 | 141400 | 142000 | 142500 | 143270 | 143942 | 144515 | 145215 | 145915 | 146615 | 147315 | 148015 | 148795 | 149395 | 150775 | 152155 | 153535 |
| Annual Increase(%) | | | | | | | 0.004 | 0.005 | 0.004 | 0.004 | 0.005 | 0.005 | 0.005 | 0.002 | 0.003 | 0.003 | 0.003 | 0.005 | 0.005 | 0.006 | 0.007 | 0.008 | 0.009 |
| PERSONS PER HOUSEHOLD | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 3.4 | 3.1 | 2.9 | | | | | | | | | | | | | | | | | | | | |
| b. Ontario Statistics | | | 2.9 | 2.85 | 2.67 | 2.66 | 2.62 | 2.64 | 2.63 | 2.62 | 2.62 | 2.61 | 2.60 | 2.59 | 2.58 | 2.58 | 2.57 | 2.56 | 2.54 | 2.52 | 2.50 | 2.49 | 2.47 |
| c. Niagara Region Forecasts | | | | | | | | | | | | | | | | | | | | | | | |
| C. LABOUR FORCE | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 145485 | 179475 | 180370 | 181200 | 182170 | 183100 | 184000 | 185000 | 185000 | 186040 | 187130 | 188222 | 189215 | 190055 | 190895 | 191735 | 192575 | 193415 | 194055 | 194695 | 195335 | 195975 | 196615 |
| b. Ontario Statistics | | 9445 | 9492 | 9536 | 9587 | 9636 | 9683 | 9737 | 9790 | 9839 | 9887 | 9935 | 9979 | 9923 | 9867 | 9911 | 9956 | 10000 | 10033 | 10067 | 10101 | 10134 | 10168 |
| c. Niagara Region Forecasts | | | | | | | | | | | | | | | | | | | | | | | |
| NET COMPUTERS | | | | | | | | | | | | | | | | | | | | | | | |
| EMPLOYED IN REGION | 134505 | 157460 | 158245 | 158973 | 159824 | 160640 | 161430 | 162325 | 163220 | 164285 | 165355 | 166184 | 166921 | 167658 | 168395 | 169132 | 169869 | 170431 | 170992 | 171554 | 172115 | 172677 | |
| PARTICIPATION RATE (%) | 59.0 | 63.0 | 63.2 | 62.8 | 62.9 | 63.9 | 62.7 | 62.7 | 62.8 | 62.8 | 62.9 | 63.1 | 61.7 | 61.8 | 62.0 | 62.3 | 62.6 | 62.7 | 63.0 | 63.2 | 63.4 | 63.6 | 63.8 |

NIAGARA REGION ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| E. OCCUPATION (#) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Managerial/Administration | 4945 | 12750 | 13924 | 13924 | 13982 | 13954 | 13950 | 13077 | 13150 | 13242 | 13295 | 13357 | 13462 | 13523 | 13583 | 13644 | 13705 | 13766 | 13811 | 13856 | 13901 | 13946 | 13991 |
| b. Teaching/Related | 5505 | 6035 | 6070 | 6070 | 6097 | 6132 | 6163 | 6190 | 6224 | 6259 | 6293 | 6327 | 6361 | 6399 | 6419 | 6448 | 6477 | 6506 | 6527 | 6548 | 6569 | 6591 | 6612 |
| c. Medicine/Health | 4810 | 6935 | 6975 | 6975 | 7007 | 7046 | 7082 | 7113 | 7153 | 7192 | 7231 | 7271 | 7310 | 7343 | 7376 | 7409 | 7443 | 7476 | 7500 | 7525 | 7549 | 7573 | 7598 |
| d. Technical/Social/Religion | 5355 | 9950 | 10008 | 10008 | 10053 | 10109 | 10140 | 10206 | 10262 | 10319 | 10375 | 10431 | 10485 | 10533 | 10640 | 10688 | 10735 | 10783 | 10818 | 10853 | 10888 | 10923 | 10958 |
| e. Clerical/Related | 19665 | 29190 | 29353 | 29353 | 29482 | 29642 | 29736 | 29914 | 29974 | 29934 | 29995 | 30055 | 30123 | 30188 | 29992 | 30127 | 30261 | 30396 | 30495 | 30594 | 30694 | 30793 | 30892 |
| f. Sales | 13375 | 16000 | 16093 | 16093 | 16165 | 16256 | 16339 | 16411 | 16502 | 16593 | 16684 | 16775 | 16862 | 16952 | 17038 | 17191 | 17267 | 17343 | 17400 | 17456 | 17513 | 17569 | 17625 |
| g. Service | 10270 | 23535 | 23722 | 23722 | 23829 | 23963 | 24094 | 24191 | 24325 | 24459 | 24593 | 24727 | 24868 | 24990 | 25093 | 25206 | 25318 | 25431 | 25514 | 25597 | 25680 | 25763 | 25846 |
| h. Farming/Primary | 5055 | 7190 | 7222 | 7222 | 7254 | 7295 | 7332 | 7364 | 7405 | 7446 | 7482 | 7521 | 7564 | 7599 | 7633 | 7667 | 7702 | 7736 | 7761 | 7785 | 7812 | 7837 | 7862 |
| i. Processing | 7555 | 10755 | 10817 | 10817 | 10866 | 10927 | 10982 | 11031 | 11092 | 11153 | 11215 | 11275 | 11340 | 11404 | 11456 | 11558 | 11609 | 11660 | 11698 | 11736 | 11774 | 11812 | 11850 |
| j. Machining | 30085 | 28295 | 29449 | 29449 | 29578 | 29739 | 29893 | 29911 | 29972 | 29933 | 29966 | 29954 | 29815 | 29850 | 30095 | 30220 | 30355 | 30490 | 30590 | 30689 | 30789 | 30889 | 30988 |
| k. Construction | 8775 | 9810 | 9867 | 9867 | 9911 | 9967 | 10017 | 10062 | 10118 | 10173 | 10209 | 10245 | 10341 | 10358 | 10434 | 10481 | 10528 | 10575 | 10629 | 10644 | 10679 | 10713 | 10748 |
| l. Transportation | 5085 | 6190 | 6216 | 6216 | 6244 | 6279 | 6311 | 6339 | 6374 | 6409 | 6444 | 6479 | 6549 | 6579 | 6609 | 6638 | 6667 | 6697 | 6719 | 6740 | 6762 | 6784 | 6806 |
| m. Other/Not Applicable | 19590 | 10325 | 10385 | 10385 | 10432 | 10490 | 10543 | 10590 | 10649 | 10708 | 10766 | 10825 | 10884 | 10933 | 10982 | 11031 | 11081 | 11130 | 11166 | 11203 | 11239 | 11275 | 11312 |
| TOTAL | 130070 | 175980 | 177000 | 177000 | 177800 | 178800 | 179700 | 180500 | 181500 | 182500 | 183675 | 184855 | 185788 | 186628 | 187468 | 188308 | 189148 | 189988 | 190608 | 191228 | 191848 | 192468 | 193088 |

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE

1. ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1971 | 9459 | 9846 | | | | | | | | | | | | | | | | | | | | | |

A. POPULATION

a. Statistics Canada

b. Ontario Statistics
Annual Increase(%)

c. West Lincoln Forecast
Annual Increase(%)

8278 9469 9865 9836 9892 9892 9925
-0.003 0.006 0.000 0.003

8395 9459 9846 9851 9963 9975 9988 10000 10020 10040 10060 10080 10100 10116 10132 10148 10164 10180
0.002 0.001 0.001 0.001 0.001 0.001 0.001 0.001 0.002 0.002 0.002 0.002 0.010 0.009 0.009 0.008 0.008

B. HOUSEHOLDS

a. Statistics Canada

b. Ontario Statistics

c. West Lincoln Forecasts
Annual Increase(%)

2310 2926 2959 2971 2994

3007 3020 3040 3060 3080 3100 3120 3128 3136 3144 3152 3160 3172 3184 3196 3208 3220
0.004 0.004 0.007 0.007 0.007 0.006 0.003 0.009 0.005 0.001 0.017 0.003 0.003 0.003 0.003 0.004 0.004

PERSONS PER HOUSEHOLD

a. Statistics Canada

b. Ontario Statistics

c. West Lincoln Forecasts

3.9 3.37 3.32 3.33 3.30

3.30 3.29 3.27 3.26 3.24 3.22 3.21 3.20 3.20 3.20 3.20 3.20 3.19 3.18 3.18 3.17 3.16

C. LABOUR FORCE

a. Statistics Canada

b. Ontario Statistics

c. West Lincoln Forecasts

3350 4425 4412 4425 4437 4452 4450 4473 4486 4500 4510 4520 4536 4552 4568 4584 4600 4612 4618 4624 4630

298 287 288 289 290 290 291 292 293 294 294 295 296 297 298 299 300 300 301 301 301

NET COMPUTERS

a. Statistics Canada

b. Ontario Statistics

c. West Lincoln Forecasts

440 439 440 441 443 443 443 445 446 447 448 449 451 453 454 456 457 458 459 460 460

3497 3486 3497 3507 3517 3524 3537 3545 3552 3560 3568 3576 3590 3603 3616 3630 3643 3648 3653 3658 3663 3668

EMPLOYED IN WEST LINCOLN

a. Statistics Canada

b. Ontario Statistics

c. West Lincoln Forecasts

62.0 62.3 62.4 61.8 62.0 62.0 62.1 62.2 62.3 62.4 62.5 62.5 62.6 62.7 62.7 62.8 62.1 62.2 62.3 62.4 62.5 62.7

62.0 62.3 62.4 61.8 62.0 62.0 62.1 62.2 62.3 62.4 62.5 62.5 62.6 62.7 62.7 62.8 62.1 62.2 62.3 62.4 62.5 62.7

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| E. OCCUPATION (#) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Managerial/Administration | 65 | 280 | 279 | 280 | 280 | 281 | 282 | 282 | 283 | 284 | 285 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 291 | 292 | 292 | 293 | 293 |
| b. Teaching/Related | 100 | 135 | 135 | 135 | 135 | 135 | 136 | 136 | 136 | 137 | 137 | 138 | 138 | 138 | 139 | 139 | 140 | 140 | 141 | 141 | 141 | 141 | 141 |
| c. Medicine/Health | 70 | 165 | 165 | 165 | 165 | 165 | 166 | 166 | 167 | 167 | 168 | 168 | 169 | 169 | 170 | 170 | 171 | 172 | 172 | 172 | 172 | 172 | 173 |
| d. Technical/Social/Religion | 55 | 170 | 170 | 170 | 170 | 170 | 171 | 171 | 172 | 172 | 173 | 173 | 174 | 174 | 175 | 175 | 176 | 177 | 177 | 177 | 177 | 178 | 178 |
| e. Clerical/Related | 260 | 570 | 568 | 570 | 570 | 572 | 573 | 575 | 576 | 578 | 580 | 581 | 582 | 584 | 586 | 588 | 590 | 593 | 593 | 594 | 595 | 596 | 596 |
| f. Sales | 210 | 280 | 279 | 280 | 280 | 281 | 282 | 282 | 283 | 284 | 285 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 291 | 292 | 292 | 293 | 293 |
| g. Service | 175 | 175 | 174 | 175 | 175 | 175 | 176 | 176 | 177 | 177 | 178 | 178 | 179 | 179 | 180 | 181 | 181 | 182 | 182 | 182 | 183 | 183 | 183 |
| h. Farming/Primary | 970 | 760 | 758 | 760 | 760 | 762 | 765 | 766 | 768 | 770 | 773 | 775 | 776 | 779 | 782 | 785 | 787 | 790 | 791 | 792 | 793 | 794 | 795 |
| i. Processing | 155 | 265 | 264 | 265 | 265 | 266 | 267 | 267 | 268 | 269 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 275 | 276 | 276 | 277 | 277 | 277 |
| j. Machining | 485 | 570 | 568 | 570 | 570 | 572 | 573 | 575 | 576 | 578 | 580 | 581 | 582 | 584 | 586 | 588 | 590 | 593 | 593 | 594 | 595 | 596 | 596 |
| k. Construction | 240 | 365 | 364 | 365 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 377 | 378 | 379 | 380 | 380 | 381 | 382 | 382 |
| l. Transportation | 215 | 370 | 369 | 370 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 381 | 382 | 383 | 385 | 385 | 386 | 386 | 387 | 387 |
| m. Other/Not Applicable | 485 | 175 | 174 | 175 | 175 | 175 | 176 | 176 | 177 | 177 | 178 | 178 | 179 | 179 | 180 | 181 | 181 | 182 | 182 | 182 | 183 | 183 | 183 |
| TOTAL | 3485 | 4280 | 4267 | 4280 | 4280 | 4292 | 4306 | 4314 | 4326 | 4339 | 4353 | 4362 | 4372 | 4387 | 4403 | 4418 | 4434 | 4449 | 4455 | 4461 | 4467 | 4472 | 4478 |

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

II. OMHC FACILITY CHARACTERISTICS

| Enrollment Multiplier: | 1.50 |
|------------------------|-------|
| 1.00 | 1.00 |
| 1.25 | 1.25 |
| 1.50 | 1.50 |
| 1.75 | 1.75 |
| 2.00 | 2.00 |
| 2.25 | 2.25 |
| 2.50 | 2.50 |
| 2.75 | 2.75 |
| 3.00 | 3.00 |
| 3.25 | 3.25 |
| 3.50 | 3.50 |
| 3.75 | 3.75 |
| 4.00 | 4.00 |
| 4.25 | 4.25 |
| 4.50 | 4.50 |
| 4.75 | 4.75 |
| 5.00 | 5.00 |
| 5.25 | 5.25 |
| 5.50 | 5.50 |
| 5.75 | 5.75 |
| 6.00 | 6.00 |
| 6.25 | 6.25 |
| 6.50 | 6.50 |
| 6.75 | 6.75 |
| 7.00 | 7.00 |
| 7.25 | 7.25 |
| 7.50 | 7.50 |
| 7.75 | 7.75 |
| 8.00 | 8.00 |
| 8.25 | 8.25 |
| 8.50 | 8.50 |
| 8.75 | 8.75 |
| 9.00 | 9.00 |
| 9.25 | 9.25 |
| 9.50 | 9.50 |
| 9.75 | 9.75 |
| 10.00 | 10.00 |

Ratio of Workers From Outside Region:

Ratio of New Housing Units (Outside) 0.60

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

E, OCCUPATION (0)

- a. Management/Administration
- b. Teaching/Related
- c. Medicine/Health
- d. Technical/Social/Religion
- e. Clerical/Related
- f. Sales
- g. Service
- h. Farming/Primary
- i. Processing
- j. Machining
- k. Construction
- l. Transportation
- m. Other/Not Applicable

[illegible]

TOTAL

[illegible]

R. HOUSEHOLDS

New Housing Units

New Housing Units

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

111. ADJUSTED ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|-------------------------------|--------|------|------|--------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| A. POPULATION | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 8395 | 9459 | 9846 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| b. Ontario Statistics | 8278 | 9469 | 9865 | 9836 | 9892 | 9892 | 9925 | 0 | | | | | | | | | | | | | | | |
| Annual Increase(%) | | | | -0.003 | 0.006 | 0.000 | 0.003 | | | | | | | | | | | | | | | | |
| c. West Lincoln Forecast | 0 | 0 | 0 | 0 | 0 | 0 | 9,925 | 9,940 | 9,951 | 9,923 | 10,062 | 10,167 | 10,142 | 10,162 | 10,182 | 10,202 | 10,222 | 10,242 | 10,258 | 10,273 | 10,289 | 10,305 | 10,320 |
| Annual Increase(%) | | | | | | | 0.002 | 0.002 | 0.001 | 0.001 | 0.010 | 0.010 | -0.002 | 0.002 | 0.002 | 0.002 | 0.002 | 0.010 | 0.009 | 0.009 | 0.009 | 0.008 | 0.008 |
| B. HOUSEHOLDS | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 2310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| b. Ontario Statistics | 0 | 0 | 2926 | 2959 | 2971 | 2994 | 0 | 3007 | 3040 | 3060 | 3106.8 | 3156 | 3164 | 3172 | 3180 | 3188 | 3196 | 3204 | 3216 | 3228 | 3240 | 3252 | 3264 |
| c. West Lincoln Forecasts | | | | 0.011 | 0.004 | 0.008 | 0.004 | 0.024 | 0.007 | 0.007 | 0.015 | 0.016 | 0.048 | 0.044 | 0.039 | 0.026 | 0.013 | 0.003 | 0.003 | 0.003 | 0.003 | 0.004 | 0.004 |
| Annual Increase(%) | | | | | | | | | | | | | | | | | | | | | | | |
| PERSONS PER HOUSEHOLD | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 3.9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| b. Ontario Statistics | 0.00 | 0.00 | 3.37 | 3.32 | 3.33 | 3.30 | 0.00 | 3.30 | 3.29 | 3.27 | 3.26 | 3.22 | 3.21 | 3.20 | 3.20 | 3.20 | 3.20 | 3.20 | 3.19 | 3.18 | 3.18 | 3.17 | 3.16 |
| c. West Lincoln Forecasts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| C. LABOUR FORCE | | | | | | | | | | | | | | | | | | | | | | | |
| a. Statistics Canada | 3250 | 0 | 4425 | 4412 | 4425 | 4437 | 4452 | 4460 | 4473 | 4496 | 4527 | 4566 | 4564 | 4580 | 4596 | 4612 | 4628 | 4644 | 4650 | 4656 | 4662 | 4668 | 4674 |
| b. Ontario Statistics | 288 | 288 | 288 | 287 | 288 | 289 | 290 | 290 | 291 | 292 | 293 | 210 | 228 | 229 | 230 | 231 | 232 | 233 | 233 | 234 | 234 | 234 | 235 |
| c. West Lincoln Forecasts | 440 | 440 | 439 | 440 | 440 | 441 | 443 | 443 | 445 | 445 | 450 | 454 | 454 | 455 | 457 | 459 | 460 | 462 | 462 | 463 | 464 | 464 | 465 |
| NET MIGRATION | | | | | | | | | | | | | | | | | | | | | | | |
| EMPLOYED IN REGION | 134505 | 3497 | 3686 | 3697 | 3707 | 3707 | 3720 | 3725 | 3737 | 3743 | 3924 | 3921 | 3883 | 3896 | 3910 | 3923 | 3936 | 3950 | 3955 | 3960 | 3965 | 3970 | 3975 |
| PARTICIPATION RATE (%) | 59.0 | 63.0 | 63.4 | 62.9 | 63.1 | 63.1 | 63.0 | 63.1 | 63.2 | 63.3 | 62.9 | 64.3 | 66.6 | 65.8 | 65.9 | 66.0 | 66.1 | 65.3 | 65.4 | 65.6 | 65.7 | 65.8 | 65.9 |

WEST LINCOLN ECONOMIC MODEL - LABOUR FORCE (CONTINUED)

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|------------------------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| E. OCCUPATION (#) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Managerial/Administration | 65 | 280 | 279 | 280 | 280 | 281 | 282 | 282 | 283 | 284 | 285 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 291 | 292 | 292 | 293 | 293 |
| b. Teaching/Related | 100 | 135 | 135 | 135 | 135 | 135 | 136 | 136 | 136 | 137 | 137 | 138 | 138 | 138 | 139 | 139 | 140 | 140 | 141 | 141 | 141 | 141 | 141 |
| c. Medicine/Health | 70 | 165 | 165 | 165 | 165 | 165 | 166 | 166 | 167 | 167 | 168 | 168 | 169 | 169 | 170 | 170 | 171 | 172 | 172 | 172 | 172 | 172 | 173 |
| d. Technical/Social/Religion | 55 | 170 | 170 | 170 | 170 | 170 | 171 | 171 | 172 | 172 | 173 | 173 | 174 | 174 | 175 | 175 | 176 | 177 | 177 | 177 | 177 | 178 | 178 |
| e. Clerical/Related | 260 | 570 | 568 | 570 | 570 | 572 | 573 | 575 | 576 | 578 | 580 | 581 | 582 | 584 | 586 | 588 | 590 | 593 | 593 | 594 | 595 | 596 | 596 |
| f. Sales | 210 | 280 | 279 | 280 | 280 | 281 | 282 | 282 | 283 | 284 | 285 | 285 | 323 | 324 | 325 | 326 | 327 | 328 | 328 | 329 | 329 | 330 | 330 |
| g. Service | 175 | 175 | 174 | 175 | 175 | 175 | 176 | 176 | 177 | 177 | 178 | 178 | 180 | 180 | 181 | 182 | 182 | 183 | 183 | 183 | 184 | 184 | 184 |
| h. Farming/Primary | 970 | 760 | 758 | 760 | 760 | 762 | 765 | 766 | 768 | 770 | 768 | 770 | 772 | 775 | 778 | 781 | 783 | 786 | 787 | 788 | 789 | 790 | 791 |
| i. Processing | 155 | 265 | 264 | 265 | 265 | 266 | 267 | 267 | 268 | 269 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 275 | 276 | 276 | 277 | 277 | 277 |
| j. Machining | 485 | 570 | 568 | 570 | 570 | 572 | 573 | 575 | 576 | 578 | 580 | 581 | 582 | 584 | 586 | 588 | 590 | 593 | 593 | 594 | 595 | 596 | 596 |
| k. Construction | 240 | 365 | 364 | 365 | 365 | 366 | 367 | 368 | 369 | 370 | 443 | 516 | 373 | 374 | 375 | 377 | 378 | 379 | 380 | 380 | 381 | 381 | 382 |
| l. Transportation | 215 | 370 | 369 | 370 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 392 | 393 | 395 | 396 | 397 | 399 | 399 | 400 | 400 | 401 | 401 |
| m. Other/Not Applicable | 485 | 175 | 174 | 175 | 175 | 175 | 176 | 176 | 177 | 177 | 178 | 178 | 242 | 242 | 243 | 244 | 244 | 245 | 245 | 245 | 246 | 246 | 246 |
| TOTAL | 3485 | 4280 | 4,267 | 4,280 | 4,280 | 4,292 | 4,306 | 4,314 | 4,326 | 4,339 | 4,420 | 4,501 | 4,483 | 4,498 | 4,514 | 4,529 | 4,545 | 4,560 | 4,566 | 4,572 | 4,578 | 4,583 | 4,589 |

Appendix E
Business Activity Model

APPENDIX E

Business Activity Model

Deriving information on firms by Standard Industrial Classification (SIC) Code from the Tele-Direct Yellow Pages consisted of:

- * assigning a four digit SIC number to each section in the Yellow Pages using the Standard Industrial Classification Manual published by Statistics Canada;
- * entering every firm listed in the Yellow Pages including,
 - firm name
 - street address
 - community
 - SIC# (3 possible)
 - location -Region
 - West Lincoln
 - Study Area
 - number of outlets or plants;
- * the entered list was sorted alphabetically and analyzed for multiple entries of the same firm;
- * duplicate entries were deleted;
- * the list was resorted by SIC number and aggregated to obtain number of firms by SIC code in the Region, West Lincoln and the Study Area;
- * a few sectors, such as doctors, lawyers and convenience stores were not entered individually, but were entered as numbers under the appropriate SIC number by location.

1. ECONOMIC BASE

A. NUMBER OF EMPLOYEESTotal Number Of Employees[illegible]

3. NUMBER OF FIRMS

Total Number Of Firms

RATIO OF FIRMS[illegible]

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY

I. ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

C. ANNUAL SALES (\$000)

| | | | | | | | | | | | | | | | | |
|------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| a. Agriculture | 121222 | 125495 | 135205 | 144377 | 153042 | 162222 | 171356 | 182273 | 193209 | 204802 | 217090 | 230115 | 243922 | 258558 | 274071 | 290516 |
| b. Industrial | 1615642 | 1711591 | 1815335 | 1924255 | 2039711 | 2163093 | 2295219 | 2429328 | 2575088 | 2729593 | 2893369 | 3066671 | 3250989 | 3445048 | 3652811 | 3871980 |
| c. Commercial | 1928787 | 2053114 | 2178421 | 2309126 | 2447574 | 2594534 | 2750276 | 2915219 | 3090132 | 3275540 | 3472072 | 3680397 | 3901220 | 4135294 | 4383411 | 4646416 |
| d. Financial | 207687 | 222148 | 233357 | 247359 | 262222 | 277932 | 294538 | 312294 | 331022 | 350883 | 371936 | 394252 | 417907 | 442981 | 469550 | 497734 |
| e. Tourism | 49948 | 52945 | 56122 | 59489 | 63055 | 66842 | 70852 | 75103 | 79610 | 84386 | 89449 | 94815 | 100505 | 106536 | 112928 | 119703 |
| f. Institutional | 130833 | 131583 | 203184 | 215375 | 228297 | 241995 | 255515 | 271906 | 289220 | 305514 | 323844 | 343275 | 363872 | 385704 | 408946 | 433377 |
| g. Other | | | | | | | | | | | | | | | | |

Total Annual Sales

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4114119 | 4360966 | 4622624 | 4899982 | 5193980 | 5505619 | 5835956 | 6186114 | 6557281 | 6950717 | 7367761 | 7809826 | 8278416 | 8775121 | 9301628 | 9859726 |
|---|---|---|---|---|---|---|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|

1.50

EMPLOYMENT MULTIPLIER : 1.50

[illegible][illegible][illegible]

| | | | | | | | | |
|------------------|----|----|----|----|----|----|----|----|
| a. Agriculture | -3 | -2 | -2 | -2 | -2 | -2 | -2 | -2 |
| b. Industrial | | | | | | | | |
| c. Commercial | | | | | | | | |
| d. Financial | | | | | | | | |
| e. Tourist | | | | | | | | |
| f. Institutional | 0 | 0 | 10 | 11 | 11 | 11 | 11 | 11 |

[illegible]

| | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200 | 2201 | 2202 | 2203 | 2204 | 2205 | 2206 | 2207 | 2208 | 2209 | 2210 | 2211 | 2212 | 2213 | 2214 | 2215 | 2216 | 2217 | 2218 | 2219 | 2220 | 2221 | 2222 | 2223 | 2224 | 2225 | 2226 | 2227 | 2228 | 2229 | 2230 | 2231 | 2232 | 2233 | 2234 | 2235 | 2236 | 2237 | 2238 | 2239 | 2240 | 2241 | 2242 | 2243 | 2244 | 2245 | 2246 | 2247 | 2248 | 2249 | 2250 | 2251 | 2252 | 2253 | 2254 | 2255 | 2256 | 2257 | 2258 | 2259 | 2260 | 2261 | 2262 | 2263 | 2264 | 2265 | 2266 | 2267 | 2268 | 2269 | 2270 | 2271 | 2272 | 2273 | 2274 | 2275 | 2276 | 2277 | 2278 | 2279 | 2280 | 2281 | 2282 | 2283 | 2284 | 2285 | 2286 | 2287 | 2288 | 2289 | 2290 | 2291 | 2292 | 2293 | 2294 | 2295 | 2296 | 2297 | 2298 | 2299 | 2300 | 2301 | 2302 | 2303 | 2304 | 2305 | 2306 | 2307 | 2308 | 2309 | 2310 | 2311 | 2312 | 2313 | 2314 | 2315 | 2316 | 2317 | 2318 | 2319 | 2320 | 2321 | 2322 | 2323 | 2324 | 2325 | 2326 | 2327 | 2328 | 2329 | 2330 | 2331 | 2332 | 2333 | 2334 | 2335 | 2336 | 2337 | 2338 | 2339 | 2340 | 2341 | 2342 | 2343 | 2344 | 2345 | 2346 | 2347 | 2348 | 2349 | 2350 | 2351 | 2352 | 2353 | 2354 | 2355 | 2356 | 2357 | 2358 | 2359 | 2360 | 2361 | 2362 | 2363 | 2364 | 2365 | 2366 | 2367 | 2368 | 2369 | 2370 | 2371 | 2372 | 2373 | 2374 | 2375 | 2376 | 2377 | 2378 | 2379 | 2380 | 2381 | 2382 | 2383 | 2384 | 2385 | 2386 | 2387 | 2388 | 2389 | 2390 | 2391 | 2392 | 2393 | 2394 | 2395 | 2396 | 2397 | 2398 | 2399 | 2400 | 2401 | 2402 | 2403 | 2404 | 2405 | 2406 | 2407 | 2408 | 2409 | 2410 | 2411 | 2412 | 2413 | 2414 | 2415 | 2416 | 2417 | 2418 | 2419 | 2420 | 2421 | 2422 | 2423 | 2424 | 2425 | 2426 | 2427 | 2428 | 2429 | 2430 | 2431 | 2432 | 2433 | 2434 | 2435 | 2436 | 2437 | 2438 | 2439 | 2440 | 2441 | 2442 | 2 |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---|
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---|

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4760 | 5046 | 5348 | 5669 | 6009 | 6370 | 6752 | 7157 | 7587 | 8042 | 8524 | 9036 | 9578 | 10153 | 10762 | 11408 |
|--|---|---|---|---|---|---|---|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|

III. ADJUSTED ECONOMIC BASE

RATIO OF EMPLOYEES8. NUMBER OF FIRMSRATIO OF FIRMS[illegible]

NIAGARA REGION ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III. ADJUSTED ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|--------------------------------|------|------|------|------|------|------|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| C. ANNUAL SALES (\$000) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Agriculture | | | | | | | | 121264 | 128540 | 136252 | 144427 | 153093 | 152279 | 172015 | 182336 | 193276 | 204873 | 217165 | 230195 | 244007 | 253647 | 274166 | 290616 |
| b. Industrial | | | | | | | | 1515642 | 1711581 | 1815335 | 1823255 | 2039711 | 2162093 | 2291819 | 2429328 | 2575088 | 2729593 | 2893369 | 3066971 | 3250989 | 3445048 | 3652811 | 3871980 |
| c. Commercial | | | | | | | | 1943354 | 2059955 | 2193553 | 2314566 | 2453440 | 2500646 | 2756635 | 2922085 | 3097411 | 3283256 | 3480251 | 3689066 | 3910410 | 4145035 | 4393737 | 4657361 |
| d. Financial | | | | | | | | 207763 | 220229 | 233443 | 247449 | 262295 | 278034 | 294715 | 312399 | 331143 | 351011 | 372072 | 394396 | 418060 | 443144 | 469732 | 497916 |
| e. Tourism | | | | | | | | 50023 | 53024 | 56206 | 59578 | 63153 | 66942 | 70959 | 75216 | 79729 | 84513 | 89584 | 94959 | 100656 | 106695 | 113097 | 119883 |
| f. Institutional | | | | | | | | 180933 | 191583 | 203184 | 215375 | 228297 | 241995 | 256515 | 271906 | 288220 | 305514 | 323844 | 343275 | 363872 | 385704 | 408846 | 433377 |
| g. Other | | | | | | | | | | | | | | | | | | | | | | | |

Total Annual Sales

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4118879 | 4366012 | 4627972 | 4905631 | 5199990 | 5511989 | 5842709 | 6193271 | 6564867 | 6958759 | 7376285 | 7818862 | 8287994 | 8785273 | 9312390 | 9871133 |
|---|---|---|---|---|---|---|---|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|

I. ECONOMIC BASE

A. NUMBER OF EMPLOYEES[illegible]

| 3. NUMBER OF FIRMS | | | | | | | | | | | | | | | | | |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| a. Agriculture | 716 | 720 | 740 | 750 | 760 | 770 | 780 | 792 | 804 | 816 | 928 | 840 | 853 | 866 | 879 | 892 | 905 |
| b. Industrial | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 37 | 39 | 41 | 43 | 45 | 47 | 49 | 51 | 53 | 55 |
| c. Commercial | 179 | 190 | 200 | 210 | 220 | 230 | 240 | 252 | 264 | 276 | 288 | 300 | 312 | 324 | 336 | 348 | 360 |
| d. Financial | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| e. Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| f. Tourism | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| g. Institutional | 19 | 21 | 22 | 24 | 26 | 28 | 29 | 32 | 34 | 37 | 39 | 42 | 44 | 45 | 47 | 48 | 50 |

[illegible]

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

1. ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| C. ANNUAL SALES (\$000) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Agriculture | 19178 | 20359 | 21548 | 22841 | 24212 | 25664 | 27204 | 28837 | 30567 | 32401 | 34345 | 36406 | 38590 | 40905 | 43360 | 45961 | | | | | | | |
| b. Industrial | 37949 | 40226 | 42639 | 45198 | 47810 | 50754 | 53931 | 57061 | 60485 | 64114 | 67961 | 72038 | 76361 | 80942 | 85799 | 90947 | | | | | | | |
| c. Commercial | 32291 | 34228 | 36282 | 38459 | 40767 | 43213 | 45805 | 48554 | 51467 | 54555 | 57828 | 61298 | 64976 | 68874 | 73007 | 77387 | | | | | | | |
| d. Financial | 2731 | 3955 | 4152 | 4444 | 4710 | 4952 | 5292 | 5610 | 5947 | 6303 | 6682 | 7083 | 7508 | 7958 | 8435 | 8942 | | | | | | | |
| e. Tourism | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| f. Institutional | 1900 | 2014 | 2135 | 2263 | 2399 | 2543 | 2695 | 2857 | 3028 | 3210 | 3403 | 3607 | 3823 | 4053 | 4296 | 4553 | | | | | | | |
| g. Other | | | | | | | | | | | | | | | | | | | | | | | |
| Total Annual Sales | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95049 | 100752 | 106797 | 113205 | 119997 | 127197 | 134829 | 142919 | 151494 | 160583 | 170218 | 180431 | 191257 | 202733 | 214897 | 227790 |

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

EMPLOYMENT MULTIPLIER : 1.50

1.50

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

A. NUMBER OF EMPLOYEES

| | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|--|----|----|----|----|----|----|----|----|----|----|----|----|----|
| a. Agriculture | | | | | | | | | | | -5 | -5 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 |
| b. Industrial | | | | | | | | | | | 0 | 0 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 | 77 |
| c. Commercial | | | | | | | | | | | 0 | 0 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 |
| d. Financial | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| e. Tourism | | | | | | | | | | | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| f. Institutional | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| g. Other | | | | | | | | | | | | | | | | | | | | | | | |

Total Number Of Employees

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -5 | -5 | 111 | 111 | 111 | 111 | 111 | 111 | 111 | 111 | 111 | 111 | 111 |
|--|---|---|---|---|---|---|---|---|---|---|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

B. NUMBER OF FIRMS

| | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| a. Agriculture | -5 | -5 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 | -4 |
| b. Industrial | -2 | -3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| c. Commercial | 0 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| d. Financial | | | | | | | | | | | | | | | | | | | | | | | | |
| e. Tourism | | | | | | | | | | | | | | | | | | | | | | | | |
| f. Institutional | | | | | | | | | | | | | | | | | | | | | | | | |

Total Number Of Firms

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|----|----|---|---|---|---|---|---|---|---|---|---|---|
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -6 | -8 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
|--|---|---|---|---|---|---|---|---|---|---|----|----|---|---|---|---|---|---|---|---|---|---|---|

C. ANNUAL PURCHASES (\$000)

| | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| a. Agriculture | | | | | | | | | | | | | | | | | | | | | | | |
| b. Industrial | | | | | | | | | | | | | | | | | | | | | | | |
| c. Commercial | | | | | | | | | | | | | | | | | | | | | | | |
| d. Financial | | | | | | | | | | | | | | | | | | | | | | | |
| e. Tourism | | | | | | | | | | | | | | | | | | | | | | | |
| f. Institutional | | | | | | | | | | | | | | | | | | | | | | | |

Total Annual Purchases

| | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2262 | 2397 | 2541 | 2694 | 2855 | 3027 | 3208 | 3401 | 3605 | 3821 | 4050 | 4293 | 4551 |
|--|---|---|---|---|---|---|---|---|---|---|------|------|------|------|------|------|------|------|------|------|------|------|------|

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III. ADJUSTED ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|---------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| A. NUMBER OF EMPLOYEES | | | | | | | | | | | | | | | | | | | | | | | |
| a. Agriculture | 1290 | 0 | 770 | 0 | 0 | 0 | 800 | 820 | 821 | 825 | 825 | 827 | 831 | 840 | 845 | 858 | 867 | 876 | 900 | 824 | 948 | 972 | 996 |
| b. Industrial | 256 | 0 | 1230 | 0 | 0 | 0 | 1280 | 1305 | 1380 | 1460 | 1540 | 1620 | 1777 | 1857 | 1937 | 2017 | 2097 | 2177 | 2237 | 2297 | 2357 | 2417 | 2477 |
| c. Commercial | 605 | 0 | 1210 | 0 | 0 | 0 | 1395 | 1465 | 1555 | 1645 | 1735 | 1825 | 1937 | 2017 | 2097 | 2177 | 2257 | 2337 | 2397 | 2457 | 2517 | 2577 | 2637 |
| d. Financial | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| e. Tourism | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| f. Institutional | 0 | 0 | 435 | 0 | 0 | 0 | 450 | 470 | 494 | 520 | 545 | 573 | 600 | 604 | 608 | 612 | 616 | 620 | 636 | 652 | 668 | 684 | |
| g. Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Number Of Employees | 2151 | 0 | 3645 | 0 | 0 | 0 | 3925 | 4060 | 4250 | 4450 | 4645 | 4845 | 5146 | 5319 | 5492 | 5665 | 5838 | 6011 | 6171 | 6331 | 6491 | 6651 | 6811 |

RATIO OF EMPLOYEES

[illegible]

3. NUMBER OF FIRMS

[illegible]

RATIO OF FIRMS

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 |
|----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----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| a. Agriculture | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

WEST LINCOLN ECONOMIC MODEL - BUSINESS ACTIVITY (CONT'D)

III. ADJUSTED ECONOMIC BASE

| | 1971 | 1976 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| C. ANNUAL SALES (\$000) | | | | | | | | | | | | | | | | | | | | | | | |
| a. Agriculture | 19223 | 20273 | 21526 | 22891 | 24225 | 25721 | 27224 | 28970 | 30634 | 32472 | 34420 | 36425 | 38474 | 40995 | 43455 | 46062 | | | | | | | |
| b. Industrial | 37649 | 40126 | 42670 | 45162 | 47610 | 50084 | 52571 | 57041 | 60425 | 64114 | 67561 | 71078 | 76361 | 80542 | 85799 | 90947 | | | | | | | |
| c. Commercial | 34116 | 36165 | 38235 | 40635 | 43073 | 45658 | 48397 | 51301 | 54379 | 57642 | 61100 | 64766 | 68652 | 72771 | 77138 | 81766 | | | | | | | |
| d. Financial | 3761 | 3987 | 4226 | 4479 | 4748 | 5033 | 5335 | 5655 | 5994 | 6354 | 6735 | 7140 | 7568 | 8022 | 8503 | 9013 | | | | | | | |
| e. Tourism | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| f. Institutional | 1920 | 2014 | 2125 | 2263 | 2399 | 2543 | 2695 | 2857 | 3028 | 3210 | 3403 | 3607 | 3823 | 4053 | 4296 | 4553 | | | | | | | |
| g. Other | | | | | | | | | | | | | | | | | | | | | | | |
| Total Annual Sales | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 96948 | 102765 | 108931 | 115467 | 122395 | 129738 | 137523 | 145774 | 154520 | 163792 | 173619 | 184036 | 195078 | 206783 | 219190 | 232342 |

Appendix F

Property Value Model

APPENDIX F

Property Value Model

Real properties are divided into at least five classes for assessment purposes, as follows:

- * Residential units
- * Farm residential units (farms)
- * Farm land
- * Commercial
- * Commercial vacant land.

For evaluation of property values, these categories are too general for proper analysis because of the wide variation in the characteristics of the properties within them. For the purposes of this analysis the categories are further divided into the following classifications:

- | | | |
|---------------------------|---|--|
| * Residential units | - | homes and farm residences under 2 hectares |
| | - | vacant lots |
| * Farm residential units | - | 2 to 9.9 hectares |
| | - | 10 to 20.2 hectares |
| | - | over 20.2 hectares |
| * Farm land | | |
| * Commercial | | |
| * Commercial vacant land. | | |

Trends in property values are established over the January, 1980 to June, 1987 period within the Local Study Area (West Lincoln), which has already been defined as the eastern one-half of the former Gainsborough Township.

To act as a comparison for West Lincoln prices and to serve as an ongoing indicator of property values completely outside the sphere of influence of the OWMC facility, two communities were chosen for analysis of property values. Norwich Township was chosen because it has a population similar in size to West Lincoln Township, is in a Restructured County (which is similar in structure to a regional municipality) and has a comparable economic base, rural/small urban mix and is located close to a major urban community. It also has been host to a controversial landfill site, so some information on property value impacts from a directly comparable site is available.

The Haldimand Town was chosen because it is part of a regional municipality, has a similar economic base to West Lincoln Township, is located close to Hamilton, as is West Lincoln, has a rural/small urban mix, has not been host to a controversial landfill site, has a similar population density and is fairly close in size.

Appendix F-1 describes property value trends in the Local Study Area, while F-2 addresses transactions in Norwich Township and F-3 transactions in Haldimand Town.

It is almost impossible to eliminate all of the anomalies in a data base of this sort. Reasons for this are:

- * vacant property is purchased and subsequently built on
- * major renovations done by owner
- * insufficient data in the Instrument to identify the property in the Assessment Roll
- * other considerations not revealed in the instrument
- * recording errors on the Instrument, in the Assessment Roll or in transferring information.

Where information about a transaction was incomplete or contradictory, the transaction was eliminated from the analysis. Other sources of information about property sales was used wherever it was available and deemed reliable. Examples of this are observations by consultants, survey responses and miscellaneous municipal records and reports. Sales transactions for nominal amounts for various reasons (e.g. "love and affection", inheritance, MTC road purposes) were also eliminated because they are not "at market". The information retained for analysis is as good as the current sources can make it.

Real property transactions were obtained by analyzing the fee books at the various Registry Offices. Each instrument that represented a "grant" or "transfer", was then scrutinized to obtain:

- * sale date
- * property description
- * geographic location
- * purchaser name
- * vendor name
- * sale price
- * assessment roll number (when available)

As discussed above, each transaction was scrutinized in order to delete non-arms length transfer and sales to MTC.

The municipal assessment roll was then consulted to obtain:

- * property class
- * assessed value
- * detailed property description
- * assessment roll number

The information thus generated was entered into the computer database for subsequent analysis.

Appendix I shows that urban housing prices in selected, similar-sized urban centers in Ontario move in long-term concert with short-term fluctuations where a specific centre may temporarily fall back or jump ahead in average housing prices, but eventually readjust to the common level.

The attached table of realty price trends obtained from the St. Catherines District Real Estate Board for District 5 shows the trend in realty prices since 1980 with more detailed information emerging since 1986. District 5 is the area encompassing the proposed site and includes all of the Study Area plus adjacent rural areas.

Average prices are fairly consistent with the results obtained from computer analysis of actual transactions, even though two other Real Estate

Boards gather data on sales in the same geographic area. Some sales are recorded two or three times (once in each REB) others are only recorded once. Data from the other real estate boards are not presented here because the data is consolidated with transactions from other areas to a degree that makes any analysis meaningless.

Comparison of Real Estate Price Trends **in West Lincoln, Norwich and Haldimand**

Residential Units

The 1987 average price of residential units is \$89,600 in the Local Study Area, \$62,100 in Norwich Township and \$82,300 in Haldimand Town. In all three locations prices seem to be keeping pace with inflation, with the possible exception of Norwich where prices may be lagging. The current differential among the communities is therefore most likely traceable to differences in average housing quality and economic stability. For residential units, residential housing prices are similar between West Lincoln and Haldimand. The larger number of transactions in Haldimand is reflected in the smaller fluctuations in the value of the standard deviation from year-to-year compared to the other two areas. Overall however, the standard deviation in all areas is in the \$25,000 to \$32,000 range, indicating a similar level of variation in prices and thus an acceptable comparison base.

All jurisdictions show a price slump bottoming in 1984 with growth exceeding inflation since. A slight softening may be occurring in 1987. Overall,

it is expected that residential housing prices will rise at the rate of inflation over the long term with significant short-term fluctuations.

Residential Vacant Lots

The average price of residential vacant lots in 1986 is \$20,850 in West Lincoln, \$16,433 in Norwich Township and \$19,725 in Haldimand Town. The average price in West Lincoln in 1987 consists of three sales, one of which is unusually high. As a result 1986 is chosen as a comparison year instead. The average prices show the same relative distribution among the three areas as residential housing prices with overall growth lagging behind the inflation rate in all jurisdictions, but still exhibiting growth in absolute terms. Over the next twenty years, the long-term growth should approach the rate of inflation, but may not attain it. Random short-term fluctuations will follow the lead of residential housing prices. West Lincoln and Haldimand are closer in value and higher than Norwich and will probably continue to do so.

Hobby Farms (between 2 and 10 Hectares)

In all three areas, there are too few hobby farms trading to permit statistical analysis. Overall, prices per hectare in West Lincoln are higher than either of the other two areas (West Lincoln - \$24,700, Norwich - \$15,000, Haldimand - \$18,300), but no other conclusions are appropriate.

Small Farms (10 to 20.2 Hectares)

The overall average price per hectare for small farms is \$7,000 in West Lincoln, \$10,000 in Norwich and \$5,000 in Haldimand. This differential, when taken in the context of residential housing price comparisons is probably caused by the nature of small farms in each location. Tobacco and poultry operations are characterized by small landholdings and extensive buildings, thus explaining the higher prices in Norwich where tobacco farming is prevalent. Norwich does not experience enough transactions in small farms to permit analysis, but Haldimand and West Lincoln both show an almost constant value per hectare for farms in the 10 to 20.2 hectare size since 1983. Indicating that prices are declining at the rate of inflation and will probably continue to do so over the long-term. Haldimand and West Lincoln should continue to maintain the present comparable values.

Large Farms (Over 20.2 hectares)

There are relatively fewer transactions of large farms in the Local Study Area than in the other two locations. Average 1987 prices per hectare are \$3,710 in West Lincoln, \$3,080 in Norwich and \$2,119 in Haldimand in all areas these averages are below the overall average for the 1980 to 1987 period, indicating that large farm prices are falling in absolute terms even without an inflationary adjustment. Over the next twenty years, these prices should hold to a constant dollar level, thus effectively decreasing at the level of inflation.

Farmland

The value of raw farmland (total average price per hectare for the 1980 to 1987 period) is \$3,000 in West Lincoln, \$5,000 in Norwich and \$3,000 in Haldimand. Prices in West Lincoln have been relatively constant in absolute terms, while Norwich has experienced a decline, probably caused by the decline in the tobacco industry, and Haldimand has shown a mixed result, but trending slightly upward. The expectation is that the price per hectare of farmland will continue to fluctuate around \$3,000 per hectare, thus losing value at the rate of inflation growth.

TRENDS IN HOUSING PRICES IN
DISTRICT 5, ST. CATHARINES
DISTRICT REAL ESTATE BOARD

----- AVERAGE SELLING PRICE -----

| HOUSING TYPE | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 |
|---|----------|----------|----------|----------|----------|----------|-----------|-----------|
| Overall Resid- ential | \$48,209 | \$49,649 | \$48,468 | \$53,476 | \$57,810 | \$62,700 | | |
| Urban Bungalow | | | | | | | \$ 90,788 | \$106,781 |
| Urban 2 Storey | | | | | | | \$ 97,513 | \$101,031 |
| Rural Bungalow | | | | | | | \$105,090 | \$104,625 |
| Rural Split | | | | | | | \$ 88,944 | \$124,450 |
| Resid- ential Lot (<1.2 hect.) | | | | | | | \$ 27,400 | \$ 37,645 |

Source: St. Catharines District Real Estate Board

APPENDIX F-1

PROPERTY VALUE

Properties in the neighbourhood of the proposed OWMC site fall into two distinct classes, residential and farm.

Prices for residential property are currently increasing at a rate greater than the level of inflation. Farm prices on the other hand are decreasing at least at the current inflation rate. This creates very different situations with respect to property value impacts and protection.

Residential Property

The price of residential housing units in the study area (east one-half of former Gainsborough Township) is expected to increase at greater than inflation rates for at least the next year. Over the long run residential housing prices will keep pace with inflation with short-term fluctuations of as much as fifteen percent. In a property value protection program for these properties, adequate protection is provided only if homeowners are guaranteed the value they would have experienced if the OWMC site had not been present, that is, a price that at least kept pace with inflation. If the guarantee is to preserve the September, 1985 price (or some other date), then price increases in general should more than cover decreases caused by the OWMC presence, so the cost to OWMC should be zero. A monitoring program that tracks residential housing prices in similar communities is planned in case of controversy and to provide a standard of comparison. (Norwich and Haldimand).

It must be emphasized that this "no-cost" prediction is based on no direct property acquisition and resale by OWMC and no "caution" entries against deeds. Both of these actions could have, by themselves, a significant negative impact on the value of the properties involved.

Farm Property

Farm prices in the study area are, at best, holding their own in absolute terms, that is, they are trading at a constant dollar value. This means they are depreciating in real value at the rate of inflation. This phenomenon is prevalent throughout Ontario and is expected to continue for some time. Eventually prices should reverse and increase at the rate of inflation over the long term, but when this trend will emerge is indeterminate. The current situation is expected to prevail over the next five years.

A property value protection program that guarantees a value as of a specified date (say September, 1985) would provide adequate protection, since these properties are decreasing in value at the inflation rate in any event. A completely accurate program however, would guarantee prices established through a monitoring program that would identify actual trends in farm prices, by farm size and type.

A uniform policy of guaranteeing a dollar value established as of a specified date would tend to penalize residential home owners and benefit farm owners. The existence of a buy-out program would tend to influence the price of

property in the vicinity, thus creating the need for a standard of comparison (Norwich).

Future Directions

From now until the facility has been in operation for a full year, UPDATES ON PROPERTY TRANSACTIONS in the study area should be carried out every six months.

HOBBY FARMS are in a grey area because much of the price is determined by the property's value as a residential unit. If they become a significant element in any property value protection program, further analysis should be carried out.

OWMC PROPERTY VALUE PROTECTION PROGRAMS could have a direct influence on property values. Each proposed program should be analyzed from this point of view.

The property value and economic impacts of various OUT-MIGRATION SCENARIOS must be evaluated from the point of view of alternative disposition of the properties involved. It is not reasonable, even in a "worst-case" scenario, to assume that these properties would be abandoned. Some consideration must also be given to uses for property acquired by OWMC as a result of a buy-out program. There is some indication that at least the farmland would be in demand for rental and there is an existing market for the rental of residential units -- a market that should be enhanced through the jobs created by the OWMC facility.

LOCAL STUDY AREA (WEST LINCOLN)

Of the 400 transactions for analysis, the following classifications have been identified:

| | | |
|---|--------------------------------|-----|
| * | Residential units | |
| - | with homes and farm residences | 178 |
| - | vacant lots | 43 |
| * | Farm residential units | |
| - | 2 to 9.9 hectares | 31 |
| - | 10 to 20.2 hectares | 37 |
| - | over 20.2 hectares | 37 |
| * | Farm land | 49 |
| * | Commercial and other | 25 |
| | | 400 |

Farm residential units under 2 hectares classification has been merged with Residential Units. A farm residential unit of less than 2 hectares exhibits the same price characteristics as a residential unit since there is insufficient farmland involved to affect the price.

Residential Units (178 sales)

Table 1 shows the analysis of the 178 sales recorded since January, 1980. The average selling price in 1980 was \$59,300 increasing to \$89,615 by June, 1987. If the 1980 average price had increased at the inflation rate (Consumers Price Index) over the same period, the average price in June, 1987 would have been

\$91,209, indicating that residential housing prices in the study area have almost kept up with inflation. However, this is a combination of less than inflationary increases up to 1984 followed by average price increases exceeding the inflation rate.

This trend is in conformity with general trends in housing prices in the "Golden Triangle" during the same period (Appendix I). It remains to be seen whether the current situation will continue or whether the softening of real estate prices observed in the larger area will also apply in the Local Study Area.

Residential Vacant Properties (43 sales)

The actual average price per year from January, 1980 to June, 1987 fluctuates around the total average price of \$25,943. When compared to a 1980 inflated average price as calculated using the Consumer Price Index inflation factor, the actual average sale price is lower throughout (Table 2) except for 1987 when one of the three sales is inordinately high.

When we use a prior year inflated as our comparison of actual average prices, the yearly fluctuation becomes readily apparent.

The 1987 variance between the prior year inflated and the average price could indicate a trend toward higher average prices but the small number of transactions in that year make this inconclusive. In fact, the small number of transactions in as many of the years makes year-to-year comparisons questionable. The long term trend is for higher prices, but at less than inflationary rates.

Farm Residential Units Below 10 Hectares (Hobby Farms) (31 sales)

The fluctuations in the value of the standard deviation from year to year in both total sales price and average price per hectare indicate that thirty-one transactions are not enough in the period to provide a valid statistical analysis (Table 3). It is possible that some of the sale prices include chattels. This obscures the value of the properties themselves and destroys a comparative value analysis. In addition, the small amount of farmland involved tends to cause prices to behave more like residential units than farms. One of the three 1987 sales was at a very low figure, thus distorting the 1987 averages.

Farm Residential Units of 10 to 20.2 Hectares (small farms)

Thirty-seven small farms in the 10 to 20.2 hectare size were sold from 1980 to 1987. The summary of these sales is shown in Table 4. The average price per hectare from 1980 to June, 1987 fluctuates quite widely from year to year, but does indicate a fairly level trend around \$7,244. Generally, prices remained static as the average price per hectare in 1980 at \$7,249 is actually greater than the full year average of \$6,672 for 1986. The 1980 average price per hectare inflated to June, 1987 is \$11,149. At no time in these seven and one-half years did average prices per hectare reach this level. This indicates that the price of farms in this class is declining, probably at the rate of growth of inflation.

Farm Residential Units of Over 20.2 Hectares

Thirty-seven sales of farms occurred from 1980 to 1987. The statistical analysis is summarized on Table 5. The average price of farmland fluctuates from year to year as does the average price per hectare over the seven and one-half year period, emphasized by a general rise from \$4,250 to \$6,330 in 1984 followed by a large drop to \$2,367 in 1985. The inflated 1980 average price is greater than the actual every year with the exception of 1984.

Recent trends do not indicate any price increases emerging to negate the fact the prices for this category are static and that the average price per hectare is declining at the rate of inflation as measured by the Consumer Price Index.

Farmland Property (49 sales)

Table 6 contains the statistical analysis for the 49 farmland transactions. These properties are valued basically by their land value and not the buildings, a per hectare average price comparison with inflation is more appropriate and informative than average price per unit. There are sufficient transactions to establish a current trend, but the average number of annual sales (6) is a little small to be completely reliable, but it is fairly clear that the price per hectare of farmland in the study area is not keeping pace with inflation. Only in 1983 and 1987 did the average price per hectare exceed the prior year's average price per hectare inflated. The 1986 drop in average price per hectare to \$2,536 from \$3,416 in 1985 implies a decrease in the per hectare value of farmland, but the 1987 transactions show a remarkable recovery in spite of a single sale at a large price. The large standard deviation per hectare in 1987 of \$3,899 indicates that the rise

might be spurious. Farmland prices should be monitored closely to determine whether a trend is developing. The average price per hectare in this class from January, 1980 to June, 1987 show a fairly constant market that is generally declining because of the rate of inflation.

Commercial - properties vary greatly from one to another. The price very often reflects the success of the business rather than the value of the real property. Price comparisons of commercial property are therefore very difficult, if not impossible. A record of twenty-five sales in seven and one-half years is scarcely enough to give even a vague impression. For the twenty-five sales recorded, two sales represent a second sale of a property that was already sold within the period. In both instances the second sale was for a significantly lower price.

ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 1

RESIDENTIAL UNIT TRANSACTIONS WITH CLASS CODE "RU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|----------------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 16 | 11 | 20 | 16 | 29 | 28 | 34 | 24 | 176 |
| AVERAGE PRICE | \$59,300 | \$55,536 | \$75,308 | \$63,688 | \$57,646 | \$63,354 | \$71,591 | \$89,615 | \$68,513 |
| RANGE: | | | | | | | | | |
| High | \$390,000 | \$82,500 | \$390,000 | \$110,000 | \$102,500 | \$117,000 | \$160,000 | \$220,000 | \$390,000 |
| Low | \$12,000 | \$32,000 | \$35,000 | \$23,000 | \$30,000 | \$12,000 | \$25,000 | \$40,000 | \$12,000 |
| STANDARD DEVI. | \$36,754 | \$15,219 | \$73,866 | \$20,877 | \$17,480 | \$23,903 | \$30,244 | \$45,649 | \$31,001 |
| C. PRICE INDEX | 100.00% | 112.46% | 124.63% | 131.63% | 137.57% | 143.09% | 148.93% | 153.61% | |

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|-----------|-----------|--|
| 1980 Avg. Price | \$59,300 | \$62,471 | \$93,859 | \$90,553 | \$79,304 | \$90,648 | \$106,622 | \$137,833 | |
| Prior Year Inflated | n/a | \$66,704 | \$61,534 | \$79,657 | \$71,676 | \$59,956 | \$65,943 | \$73,935 | |

Source: Appendix F-1, Table 7

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 2

RESIDENTIAL VACANT PROPERTIES WITH CODE "VL"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|----------------|-----------|----------|----------|----------|----------|----------|----------|-----------|-----------|
| # TRANSACTIONS | 7 | 5 | 6 | 8 | 2 | 2 | 10 | 3 | 43 |
| AVERAGE PRICE | \$20,500 | \$28,600 | \$22,792 | \$25,175 | \$15,750 | \$33,700 | \$20,850 | \$61,167 | \$25,943 |
| RANGE: | | | | | | | | | |
| High | \$150,000 | \$44,000 | \$45,000 | \$45,500 | \$28,500 | \$54,900 | \$36,000 | \$150,000 | \$150,000 |
| Low | \$3,000 | \$21,500 | \$4,750 | \$6,000 | \$3,000 | \$10,500 | \$6,500 | \$15,000 | \$3,000 |
| STANDARD DEV. | \$22,661 | \$8,089 | \$12,831 | \$10,703 | \$12,750 | \$21,200 | \$10,637 | \$61,831 | \$16,848 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.03% | 148.93% | 155.81% | |

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$20,500 | \$32,171 | \$28,406 | \$33,189 | \$21,667 | \$48,219 | \$31,052 | \$94,076 |
| Prior Year Inflated | n/a | \$23,060 | \$31,689 | \$24,108 | \$16,270 | \$16,381 | \$35,079 | \$21,522 |

Source: Appendix F-1, Table 8

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 3

FARM RESIDENTIAL TRANSACTIONS BETWEEN 2 AND 10 HECTARES WITH CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 4 | 3 | 1 | 4 | 6 | 1 | 5 | 2 | 31 |
| AVERAGE PRICE | \$136,250 | \$164,000 | \$117,500 | \$36,375 | \$119,567 | \$135,000 | \$144,956 | \$66,167 | \$123,090 |
| RANGE: | | | | | | | | | |
| High | \$192,000 | \$300,000 | \$117,500 | \$110,000 | \$155,000 | \$135,000 | \$295,000 | \$150,000 | \$300,000 |
| Low | \$100,000 | \$60,000 | \$117,500 | \$31,000 | \$63,000 | \$135,000 | \$66,000 | \$6,500 | \$6,500 |
| STANDARD DEV. | \$34,120 | \$100,558 | \$0 | \$31,393 | \$39,844 | \$0 | \$85,286 | \$61,025 | \$56,561 |
| AVG. PRICE/HECTARE | \$26,217 | \$37,352 | \$46,420 | \$11,510 | \$17,594 | \$16,519 | \$32,859 | \$12,121 | \$24,747 |
| RANGE: | | | | | | | | | |
| High | \$39,375 | \$78,388 | \$46,420 | \$27,160 | \$25,969 | \$16,519 | \$60,296 | \$16,455 | \$78,388 |
| Low | \$16,921 | \$6,734 | \$46,420 | \$3,771 | \$6,918 | \$16,519 | \$10,197 | \$1,171 | \$1,171 |
| STAND. DEV./HECTARE | \$8,253 | \$30,164 | \$0 | \$9,361 | \$6,090 | \$0 | \$15,033 | \$10,596 | \$11,760 |
| C. PRICE INDEX | 100.00% | 112.45% | 121.63% | 131.83% | 137.57% | 143.08% | 146.97% | 153.61% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$26,217 | \$29,490 | \$32,675 | \$34,563 | \$36,067 | \$37,512 | \$39,045 | \$40,323 |
| Prior Year Inflated | n/a | \$29,490 | \$41,386 | \$49,101 | \$12,429 | \$18,298 | \$19,276 | \$33,934 |

Source: Appendix F-1, Table 5

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 4

FARM RESIDENTIAL TRANSACTIONS 10 TO 20.2 HECTARES WITH CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 2 | 4 | 1 | 7 | 7 | 4 | 8 | 4 | 37 |
| AVERAGE PRICE | \$127,900 | \$117,702 | \$65,000 | \$113,271 | \$88,500 | \$74,493 | \$97,738 | \$149,750 | \$104,726 |
| RANGE: | | | | | | | | | |
| High | \$173,300 | \$185,000 | \$65,000 | \$350,000 | \$115,000 | \$129,017 | \$160,000 | \$330,000 | \$350,000 |
| Low | \$74,500 | \$61,900 | \$65,000 | \$50,000 | \$55,000 | \$36,954 | \$43,000 | \$65,000 | \$36,954 |
| STANDARD DEV. | \$47,400 | \$45,171 | \$0 | \$99,349 | \$17,523 | \$33,669 | \$38,169 | \$135,925 | \$53,009 |
| AVG. PRICE/HECTARE | \$7,249 | \$8,018 | \$4,196 | \$7,511 | \$7,167 | \$5,987 | \$6,672 | \$9,302 | \$7,244 |
| RANGE: | | | | | | | | | |
| High | \$9,104 | \$13,202 | \$4,196 | \$20,869 | \$9,393 | \$9,223 | \$12,506 | \$17,336 | \$20,869 |
| Low | \$5,394 | \$5,678 | \$4,196 | \$2,971 | \$4,109 | \$3,650 | \$3,395 | \$3,219 | \$2,971 |
| STAND. DEV/HECTARE | \$1,855 | \$3,004 | \$0 | \$5,660 | \$1,566 | \$2,089 | \$3,040 | \$5,664 | \$3,298 |
| C. PRICE INDEX | 100.00% | 112.49% | 114.63% | 121.83% | 137.57% | 143.08% | 148.93% | 153.91% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|----------|----------|----------|
| 1980 Avg. Price | \$7,249 | \$8,155 | \$9,035 | \$9,557 | \$9,973 | \$10,373 | \$10,797 | \$11,150 |
| Prior Year Inflated | n/a | \$8,155 | \$8,884 | \$4,438 | \$7,837 | \$7,454 | \$6,232 | \$6,891 |

Source: Appendix F-1, Table 10
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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 5

FARM RESIDENTIAL TRANSACTIONS GREATER THAN 20.2 HECTARES WITH CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 5 | 4 | 5 | 3 | 7 | 2 | 7 | 4 | 37 |
| AVERAGE PRICE | \$116,350 | \$244,625 | \$133,750 | \$163,388 | \$158,468 | \$207,500 | \$115,386 | \$97,004 | \$147,031 |
| RANGE: | | | | | | | | | |
| High | \$201,750 | \$590,000 | \$192,252 | \$240,000 | \$400,000 | \$300,000 | \$295,600 | \$134,215 | \$590,000 |
| Low | \$45,000 | \$60,000 | \$90,000 | \$100,165 | \$40,000 | \$95,000 | \$50,000 | \$70,000 | \$40,000 |
| STANDARD DEV. | \$49,933 | \$232,513 | \$34,801 | \$57,867 | \$106,319 | \$112,500 | \$60,792 | \$25,603 | \$75,507 |
| AVG. PRICE/HECTARE | \$3,331 | \$3,774 | \$3,554 | \$4,250 | \$6,330 | \$2,367 | \$4,057 | \$3,710 | \$4,177 |
| RANGE: | | | | | | | | | |
| High | \$4,952 | \$4,701 | \$6,743 | \$5,0-7 | \$19,753 | \$2,672 | \$5,232 | \$5,861 | \$19,753 |
| Low | \$1,938 | \$2,520 | \$2,089 | \$2,818 | \$1,410 | \$2,060 | \$1,982 | \$2,535 | \$1,410 |
| STAND. DEV./HECTARE | \$1,054 | \$794 | \$1,689 | \$1,343 | \$5,992 | \$335 | \$1,434 | \$1,284 | \$2,126 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.63% | 137.57% | 143.08% | 148.93% | 153.51% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1980 Avg. Price | \$3,331 | \$3,747 | \$4,152 | \$4,392 | \$4,583 | \$4,766 | \$4,961 | \$5,123 |
| Prior Year Inflated | n/a | \$3,747 | \$4,182 | \$3,760 | \$4,435 | \$6,583 | \$2,464 | \$4,189 |

Source: Appendix F-1, Table 11

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-1

WEST LINCOLN TOWNSHIP

TABLE 6

FARMLAND WITH CODE "FL" FOR ALL HECTARE SIZES

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|----------|-----------|-----------|----------|-----------|----------|----------|-----------|-----------|
| # TRANSACTIONS | 6 | 7 | 8 | 6 | 5 | 3 | 8 | 6 | 49 |
| AVERAGE PRICE | \$48,000 | \$47,063 | \$54,963 | \$32,435 | \$69,129 | \$22,889 | \$43,875 | \$56,750 | \$48,114 |
| RANGE: | | | | | | | | | |
| High | \$70,000 | \$126,000 | \$131,500 | \$60,000 | \$110,000 | \$31,666 | \$60,000 | \$165,000 | \$165,000 |
| Low | \$32,000 | \$6,000 | \$15,000 | \$10,000 | \$40,000 | \$12,000 | \$25,000 | \$25,000 | \$6,000 |
| STANDARD DEV. | \$13,376 | \$36,811 | \$38,313 | \$16,652 | \$30,201 | \$8,166 | \$13,393 | \$49,035 | \$26,963 |
| AVG. PRICE/HECTARE | \$2,509 | \$2,657 | \$2,838 | \$3,422 | \$2,512 | \$3,416 | \$2,536 | \$5,101 | \$3,073 |
| RANGE: | | | | | | | | | |
| High | \$4,452 | \$4,204 | \$6,420 | \$4,720 | \$4,273 | \$7,262 | \$3,631 | \$11,275 | \$11,275 |
| Low | \$1,580 | \$422 | \$1,064 | \$1,452 | \$1,068 | \$891 | \$1,523 | \$1,310 | \$422 |
| STAND. DEV/HECTARE | \$989 | \$1,193 | \$1,506 | \$1,017 | \$1,416 | \$2,764 | \$699 | \$3,899 | \$1,567 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1980 Avg. Price | \$2,509 | \$2,822 | \$3,127 | \$3,308 | \$3,451 | \$3,590 | \$3,737 | \$3,859 |
| Prior Year Inflated | n/a | \$2,822 | \$2,944 | \$3,002 | \$3,571 | \$2,613 | \$3,555 | \$2,619 |

Source: Appendix F-1, Table 12

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-----|-----|--------------------------------------|-------------------------------|----------|-----------|----------|---------|
| Gains. | 19 | 4 | R & B Harsanyi | R Szoke | 10-01102 | \$92,500 | 0.417 | 1987 06 |
| Louth | 23 | 7 | E Litke | M & J Vogelsberg | 11-50801 | \$159,000 | 4.050 | 1987 06 |
| Gains. | 25 | 1 | W Butler | J & L Kapkey | 6-06105 | \$95,000 | 0.446 | 1987 06 |
| Clinton | 19 | 3 | H & A Barrett | G & A Walsh | 19-122 | \$129,000 | 0.057 | 1987 05 |
| Gains. | 22 | 6 | A Sinclair | R & S M Van Dorsten | 4-365 | \$40,000 | 0.036 | 1987 05 |
| Gains. | 25 | 2 | N & J Stroomeer | A & J Palmer | 6-070 | \$64,000 | 0.239 | 1987 05 |
| Gains. | 24 | 3 | G Fillingham | E & K Phelan | 6-075 | \$65,500 | 0.194 | 1987 05 |
| Gains. | 28 | BF | T & S Milligan | R & A Lane | 6-11801 | \$77,000 | 0.624 | 1987 05 |
| Louth | 23 | 2 | D & C Good | E A Dueck | 6-181 | \$135,000 | 0.134 | 1987 05 |
| Gains. | 28 | 2 | R & B Traver | M & R Forestell | 6-230 | \$98,900 | 0.218 | 1987 05 |
| Gains. | 23 | 6 | E & K Przygoda | L & M Brisbois | 4-119 | \$40,000 | 0.041 | 1987 04 |
| Gains. | 23 | 6 | R & H Chirka | G & C Ridder | 4-131 | \$82,000 | 0.211 | 1987 04 |
| Clinton | 1 | 1 | W & J Ashwood | G M Vendittelli | 5-034 | \$89,000 | 0.000 | 1987 04 |
| Gains. | 2 | 6 | A & J Mills | R & L Witfield | 5-231 | \$103,000 | 0.378 | 1987 04 |
| Gains. | 25 | 2 | J Lutz & C Stager | K & G Moore | 6-098 | \$94,000 | 0.421 | 1987 04 |
| Gains. | 28 | 2 | J Robbins | M & W Bartels | 6-206 | \$79,000 | 0.186 | 1987 04 |
| Gains. | 22 | 5 | W & M Weatherall | F & S Breukelman | 4-223 | \$125,000 | 5.346 | 1987 03 |
| Gains. | 14 | 6 | N Leonard | D & J Stickle | 4-312 | \$65,000 | 0.186 | 1987 03 |
| Gains. | 19 | 4 | G & G Manoogian | E & C Kobylka | 5-125 | \$84,000 | 0.952 | 1987 03 |
| Gains. | 25 | 1 | W C & A Butler | J & L Tryfiak | 6-062 | \$45,000 | 0.405 | 1987 02 |
| Gains. | 14 | 4 | M Blum & B Haist | J Sfras & N Mellias | 10-176 | \$220,000 | 0.531 | 1987 01 |
| Gains. | 23 | 6 | D A & L L Elsegood | M R Otten | 4-129 | \$54,900 | 0.093 | 1987 01 |
| Gains. | 20 | 1 | S & B Collicutt | C W Reid | 7-00305 | \$55,000 | 0.413 | 1987 01 |
| Gains. | 15 | 1 | Wellandport Auto & Truck Service | J & D D Peters | 7-172 | \$58,950 | 0.049 | 1987 01 |
| Gains. | 15 | 1 | D Strawn | A Mataseje | 7-167 | \$48,500 | 0.101 | 1986 12 |
| Gains. | 18 | 2 | R & W Dobrucki | M & K Nelson | 7-02001 | \$32,000 | 0.000 | 1986 11 |
| Gains. | 15 | 1 | B Vanderlee | J Peters | 7-164 | \$36,500 | 0.126 | 1986 11 |
| Pelham | 19 | 6 | D & M Carriere | NR Sawatsky | 8-191 | \$125,000 | 4.682 | 1986 11 |
| Clinton | 19 | 3 | G Ross | T Potter & J & R Seagram | 19-12201 | \$105,000 | 0.069 | 1986 10 |
| Gains. | 19 | 4 | S Cheel | C J Manoogian | 5-125 | \$82,000 | 0.952 | 1986 10 |
| Gains. | 15 | 1 | G Keeping | J & E Hodgson | 7-155 | \$40,000 | 0.093 | 1986 10 |
| Gains. | 15 | 1 | Van Tuyl Trucking Inc. | B Gregory & R Sprague | 7-173 | \$42,000 | 0.101 | 1986 10 |
| Clinton | 2 | BF | J & D Beckett | R & D Dowling | 5-116 | \$160,000 | 0.628 | 1986 09 |
| Clinton | 1 | 1 | C & M Simsson | A DiSanto & G & M Vendittelli | 5-157 | \$115,000 | 0.810 | 1986 09 |
| Gains. | 14 | 1 | W & M Colyn | D & K Swinson | 7-037 | \$75,000 | 0.432 | 1986 09 |
| Gains. | 16 | 1 | M Wojciechowski | U Garant | 7-152 | \$80,000 | 1.442 | 1986 09 |
| Clinton | 1 | 1 | O W-L & Distr.Assn.Mentally Retarded | B & T Beninger | 19-12504 | \$25,000 | 0.109 | 1986 08 |
| Gains. | 25 | 6 | M & E Misener | J Askew | 4-377 | \$65,000 | 0.247 | 1986 08 |
| Gains. | 3 | 6 | K & K Bubish | F & U E Barnfield | 5-239 | \$85,900 | 0.190 | 1986 08 |
| Gains. | 15 | 1 | J & A Grobbo | R & B Wood | 7-156 | \$41,000 | 0.097 | 1986 08 |
| Clinton | 1 | 3 | O W-L & Distr.Assn.Mentally Retarded | H & L Huisman | 19-12502 | \$30,000 | 0.109 | 1986 07 |
| Gains. | 24 | 3 | L L Walker | G Fillingham | 6-075 | \$58,500 | 0.194 | 1986 07 |
| Gains. | 13 | 05 | W. & I. Kroes | R.F. & M. Weese | 4-007 | \$70,000 | 0.203 | 1986 06 |

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FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-------|-----|--------------------------|--------------------------------|----------|-----------|----------|---------|
| Louth | 23 | 02 | J. & N. Van Der Elzen | E.J. Massuet | 6-17808 | \$130,000 | 0.097 | 1986 06 |
| Gains. | 14/15 | 01 | F.M. Cavers | J.R. & T.M. Parsons | 7-034 | \$34,000 | 0.304 | 1986 06 |
| Gains. | 16 | 04 | P. & H. Devries | D.B. & S.E. McCarthy | 10-166 | \$47,000 | 0.891 | 1986 04 |
| Gains. | 11 | 05 | W.D. & J.W. Beeton | N. Bartel | 5-10205 | \$102,000 | 4.066 | 1986 04 |
| Louth | 23 | 02 | E.F. & E.R. Millar | W.J. & A.K. Toews | 6-12101 | \$78,900 | 0.162 | 1986 04 |
| Gains. | 16 | 05 | G. Paul & L. Grant | M.E. Goater | 4-048 | \$89,000 | 1.964 | 1986 03 |
| Gains. | 23 | 06 | N.A. Galley | B.S. & S.J. Wiebe | 4-115 | \$57,500 | 0.203 | 1986 03 |
| Louth | 22 | 01 | T.R. & C.F. Sheridan | T.W.A. & T.R. Edwards | 6-00704 | \$88,500 | 0.089 | 1986 03 |
| Louth | 23 | 01 | J. & J. Marchalewicz | A. Disanto & J.W. Marchalewicz | 6-08202 | \$70,000 | 0.122 | 1986 03 |
| Gains. | 07 | RF | S.J. Vaughan | W.P. & R.J. Mego | 8-076 | \$68,500 | 0.405 | 1986 02 |
| Gains. | 08 | 04 | W.C. Thomas | R.F. Steele | 10-20301 | \$72,900 | 0.069 | 1986 02 |
| Louth | 23 | BF | A.G. & B.J. Brunet | W.D. Mewhitney | 6-07001 | \$60,000 | 0.405 | 1986 01 |
| Gains. | 09 | 05 | K. & C.L. McPherson | S.J. & R.A. Hubert | 5-20301 | \$60,000 | 0.218 | 1986 01 |
| Gains. | 28 | 02 | L.D. & D.J. Book | R.W. & K.A. Woon | 6-231 | \$80,000 | 0.077 | 1986 01 |
| Gains. | 27/28 | 02 | G. & M. Rabak | W.B. & S.E. Patriquin | 5-032 | \$66,000 | 0.218 | 1986 01 |
| Clinton | 01 | 01 | J.D. & G.M. Hutchinson | A.A. & H.R. Stiera | 5-074 | \$69,500 | 2.523 | 1985 11 |
| Gains. | 07 | 06 | A. & E. Brown | R.E. & S.J. Mackenzie | 10-077 | \$117,000 | 0.203 | 1985 10 |
| Gains. | 19 | 03 | P.H. & V.J. Maylott | G.W. Maylott | 4-402 | \$12,000 | 1.652 | 1985 10 |
| Gains. | 20/21 | 6 | D.F. Lane | L. & A. Van Egmond | 6-216 | \$52,500 | 0.312 | 1985 10 |
| Gains. | 25 | 02 | H. & H. Aulph | K. Kratz | 10-011-2 | \$75,000 | 0.417 | 1985 08 |
| Gains. | 19 | 04 | D. Beamer | R.A. & B. Harsanyi | 4-131 | \$58,000 | 0.211 | 1985 08 |
| Gains. | 23 | 06 | F.A. Sloat | R.J. & H.F. Chirka | 4-132 | \$54,000 | 0.170 | 1985 08 |
| Gains. | 23 | 06 | F. & G. Zwaagstra | J.H. & J. Haveman | 6-058-1 | \$65,900 | 0.810 | 1985 08 |
| Gains. | 25 | 01 | R.G. Waite | G.M. & L.B. Williams | 6-235 | \$74,500 | 0.219 | 1985 08 |
| Gains. | 27/28 | 02 | D.E. & L.J. Bates | C.S. Farkas & D.E. Anger | 7-112 | \$42,000 | 0.122 | 1985 08 |
| Gains. | 15 | 01 | J. & C.A. Van Tuyl | F.R. & M.K. Stearn | 6-047 | \$87,500 | 0.000 | 1985 07 |
| Louth | 23 | BF | I.D.W. Smith | W.W. & M.E. Kluth | 6-238 | \$67,000 | 0.215 | 1985 07 |
| Gains. | 27 | 02 | H.W. Powers | L.J. & M.R. Trombley | 7-107 | \$42,500 | 0.182 | 1985 07 |
| Gains. | 15 | 01 | A. DeVries & J. Guetter | M. Bonsma | 10-011-5 | \$64,500 | 0.417 | 1985 06 |
| Gains. | 19 | 04 | J.R. & S.H. Migus | L.R. & M.D. Hackney | 5-128 | \$22,000 | 0.640 | 1985 05 |
| Gains. | 14 | 04 | D.R. & E.I. DeLong | B. Haist & M. Bluhm | 5-132 | \$78,000 | 5.407 | 1985 05 |
| Gains. | 27 | 04 | D.M. Van Blaricum | D.G. & I. Wiens | 7-150-1 | \$65,000 | 0.421 | 1985 05 |
| Gains. | 24 | 04 | C.A. & M. Wright | N. Nieuwold | 4-277 | \$58,000 | 0.810 | 1985 04 |
| Gains. | 16 | 01 | H. & J. Boverhof | J. & R. Veldman | 5-64 | \$73,000 | 0.324 | 1985 04 |
| Gains. | 21 | 05 | J.D. & J.C. Imhoff | D. & D. Hazell | 6-218 | \$64,000 | 0.446 | 1985 03 |
| Gains. | 05 | 06 | E.X. & C.A. Plaus | R. & D. Greves | 7-18501 | \$65,000 | 0.162 | 1985 03 |
| Gains. | 25 | 02 | R. & E. Denomme | B. & W. Elmers | 6-024 | \$69,500 | 0.203 | 1985 02 |
| Gains. | 13 | 01 | P. Dawson | J.R. Waugh | 16-028 | \$26,000 | 0.000 | 1985 01 |
| Gains. | 28 | 02 | M. & A. Van Den Boogaard | R. & J. Riva | 4-113 | \$25,000 | 0.169 | 1985 01 |
| Pelham | 20 | 07 | M. Dom | K.A. Peacock | 4-364 | \$71,500 | 0.620 | 1985 01 |
| Gains. | 23 | 06 | C.M.A. Von Bergen | B. & S. Cavers | 5-74-5 | \$109,000 | 0.219 | 1985 01 |
| Gains. | 22 | 06 | J. & G. M. Vallance | R. & B. Derksen | | | | |
| Gains. | 07 | 06 | P. Derlsen | D. & J. Nickerson | | | | |

APPENDIX F-1

PRINT DATE: Oct-87

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-------|-------|---------------------------|--------------------------|----------|-----------|----------|---------|
| Clinton | 01 | 07 | E. Edwards | R.M.D. & L.D. Newman | 17-011 | \$59,000 | 0.174 | 1984 12 |
| Gains. | 22/23 | 06 | R. & D. Spoelstra | V.M. Wood | 4-093 | \$55,000 | 0.405 | 1984 12 |
| Gains. | 23 | 06 | B. & M. Horning | C. & B. Lampman | 4-130 | \$50,250 | 0.138 | 1984 11 |
| Louth | 22 | BF | M. & P. Fried | J. & O. Van Garenen | 6-06502 | \$75,000 | 0.130 | 1984 11 |
| Gains. | 23 | 06 | W. & D. Cavers | D. Stanley | 4-124 | \$30,000 | 0.502 | 1984 10 |
| Gains. | 15 | 06 | B. Lampman | B.L. & M.J. Daniels | 4-315 | \$42,000 | 0.304 | 1984 10 |
| Gains. | 25 | 02 | W. & B. & J. McCarthy | P.J. Simmons | 6-094 | \$70,000 | 0.308 | 1984 10 |
| Pelham | 20 | 09 | M. Pytlak | J.F. & C.F. Vanderzanden | 16-110 | \$48,000 | 0.810 | 1984 09 |
| Clinton | 01 | 01 | G.E. Culp | J.D. & G.M. Hutchinson | 5-032 | \$54,000 | 0.077 | 1984 09 |
| Gains. | 28 | 02 | A.L. & E.V. Veerman | W.R. & G.M. Swayze | 6-234 | \$69,000 | 0.219 | 1984 09 |
| Gains. | 28 | 02 | R.G. & D.L. Metcalfe | P. & W. Van Barneveld | 6-18 | \$46,500 | 0.405 | 1984 08 |
| Gains. | 23 | 06 | M.D. Post & S.A. MacBride | D.A. & L.L. Elsegood | 4-129 | \$40,000 | 0.093 | 1984 07 |
| Gains. | 23 | 05 | H. & J.L. Zantingh | G. & G. Pot | 4-137 | \$77,000 | 0.770 | 1984 07 |
| Gains. | 15 | 01 | W.D. & J.M. Dekker | J.B. & A.D. Grobbo | 7-156 | \$36,000 | 0.097 | 1984 07 |
| Gains. | 22/23 | 06 | C. Nauman | T.L. Van Der Heiden | 4-104 | \$47,000 | 0.324 | 1984 05 |
| Gains. | 23 | 06 | J. & S. Ott | H. Buschausen | 4-110 | \$67,500 | 0.296 | 1984 05 |
| Gains. | 02 | 05 | A.K. & M. Kretz | J.M. Speck | 5-189-1 | \$80,000 | 1.393 | 1984 05 |
| Gains. | 28 | BF | J.D. & Y. Hoover | T. & S. Milligan | 6-118-1 | \$42,500 | 0.624 | 1984 05 |
| Gains. | 24 | 02 | L. Sikkens & D. DeVries | D. & I. DeVries | 6-221 | \$56,000 | 0.312 | 1984 05 |
| Gains. | 24 | 01/02 | J.W. Stanicki | G. Yannatos | 6-222 | \$36,000 | 0.259 | 1984 05 |
| Gains. | 02 | 06 | K.J. & L.M. Staton | D.J. & B. MacGregor | 5-230 | \$68,000 | 0.810 | 1984 04 |
| Clinton | 01 | -- | A. Holsaplel | H.R. & A.I. Barrett | 19-122 | \$66,000 | 0.057 | 1984 03 |
| Gains. | 07 | 06 | E. Carlomusto | H. & T. Rempel | 5-076-5 | \$102,500 | 0.527 | 1984 03 |
| Gains. | 20 | 04 | E. Van Der Velde | G. Van Der Velde | 5-123-1 | \$56,000 | 0.782 | 1984 03 |
| Gains. | 20 | 04 | G. & H. Van Der Velde | E. & W. Van Der Velde | 5-123-1 | \$68,000 | 0.782 | 1984 03 |
| Gains. | 15 | 01 | F. & G. Bosch | P.A. & S.M. Van Baalen | 7-165 | \$38,500 | 0.101 | 1984 02 |
| Gains. | 14 | 05 | B. & A.W. Wiebe | G.J. Lemieux & H. Meyer | 4-262 | \$36,000 | 0.474 | 1984 01 |
| Louth | 22 | 01 | P.J.E. & J.W. Albers | J. & B. Albers | 6-075 | \$92,993 | 1.644 | 1984 01 |
| Gains. | 27 | 02 | M. & J.L. Flikkema | G. & M. Rabak | 6-236 | \$63,000 | 0.219 | 1984 01 |
| Louth | 23 | BF | V. Archibald | D. & D. Walton | 6-043 | \$86,400 | 0.000 | 1983 12 |
| Gains. | 16 | 06 | D.A. Knutson | R. & J. Friesen | 4-353-1 | \$42,500 | 0.810 | 1983 11 |
| Clinton | 01 | 07 | M. Vandenbraak | M.M. & T.M. Hope | 17-285 | \$82,500 | 0.405 | 1983 10 |
| Gains. | 27/28 | 02 | R.W. & M.A. Blakely | D.E. & L.J. Bates | 6-235 | \$66,000 | 0.219 | 1983 10 |
| Louth | 22 | BF | C. & G. Muure | C.M. Dumont | 6-06502 | \$72,200 | 0.130 | 1983 09 |
| Louth | 23 | 02 | A. Fields | D.A. & R.G. Davis | 6-184 | \$63,000 | 0.077 | 1983 09 |
| Gains. | 23 | 05 | J.R. & J.C. Barber | H. & J.E.L. Zantingh | 4-137 | \$75,000 | 0.782 | 1983 08 |
| Gains. | 21 | 05 | B. Hall | J.D. & J.C. Imhoff | 4-277 | \$51,000 | 0.810 | 1983 07 |
| Clinton | 01 | 01 | S. Donia | P.A. & J.L. Lampman | 5-155 | \$62,000 | 0.097 | 1983 07 |
| Gains. | 05 | 06 | M. & P. Girotti | F.X. & C.A. Plaus | 5-64 | \$70,000 | 0.223 | 1983 07 |
| Louth | 22 | 04 | A.T. & E.I. Marinelli | G. & M. Sergente | 6-208-1 | \$84,000 | 0.365 | 1983 06 |
| Louth | 22 | 03 | O.P. & T.M. Oliveira | H.J. Aulich | 6-197-1 | \$110,000 | 2.309 | 1983 05 |
| Gains. | 07 | 06 | S.C. Johnson | E. Carlomusto | 5-76-5 | \$92,900 | 0.543 | 1983 02 |
| Gains. | 19 | 04 | S. Reamer | J.R. & S.H. Miquis | 10-011-5 | \$55,500 | 0.417 | 1983 01 |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-------|-----|---------------------------|-----------------------------|----------|-----------|----------|---------|
| Gains. | 15 | 01 | F. Gee | W. Peereboom | 2-7-115 | \$23,000 | 0.065 | 1983 01 |
| Louth | 01 | 03 | W.H. & E. Klassen | R. DiPietro | 42-070 | \$62,000 | 0.000 | 1983 01 |
| Gains. | 02 | 06 | J. & A. Krause | A.E. & J.W. Mills | 5-231 | \$60,000 | 0.377 | 1982 12 |
| Gains. | 07 | 05 | A.E. LaPage Ltd. | J.A. & D.D. Semenuk | 5-150 | \$65,000 | 0.405 | 1982 11 |
| Louth | 23 | BF | S. Janzen | J.M. & M. Wiebe | 6-069 | \$37,500 | 0.069 | 1982 11 |
| Gains. | 23 | 06 | D.M. Hoffman | J. & S. Ott | 4-110 | \$59,000 | 0.000 | 1982 10 |
| Louth | 23 | 02 | A. Lovsin | E.J. & J.L. Lovsin | 6-153 | \$35,000 | 0.000 | 1982 10 |
| Louth | 22 | 03 | A. & H. Neufeld | R. & K. Poitras | 6-18803 | \$48,000 | 0.069 | 1982 10 |
| Louth | 22 | 03 | J. & E. Kopriva | O.P. & T.M. Oliveira | 6-197-1 | \$102,000 | 2.309 | 1982 10 |
| Pelham | 19 | 06 | D.A. Carriere | D.A. Carriere & M. Christie | 8-191 | \$60,000 | 4.682 | 1982 10 |
| Gains. | 13 | 05 | S.R. & N.L. Dorey | The Canada Trust Company | 4-007 | \$42,750 | 0.203 | 1982 09 |
| Louth | 23 | BF | Harry's Poultry Farm Inc. | G. Kocsis | 6-045 | \$390,000 | 0.810 | 1982 09 |
| Clinton | 01 | 08 | R.A. & P.G. Blundy | R. Meyer | n/a | \$55,500 | 0.490 | 1982 07 |
| Gains. | 19 | 04 | J. Rosendal | L. McArthur | 10-158 | \$50,000 | 4.941 | 1982 05 |
| Gains. | 19 | 04 | M.B. & N.A. Turpin | M.W. & A.D. Pink | 10-228 | \$77,000 | 3.119 | 1982 04 |
| Gains. | 17 | 06 | E.G. & S.M. Metcalfe | R. & C. Gordon | 4-391 | \$57,000 | 0.251 | 1982 04 |
| Gains. | 14 | 05 | J.L. Lampman | W.G. Book & L. S. Lampman | 4-031 | \$55,000 | 0.405 | 1982 02 |
| Gains. | 07 | 05 | L.R. & H.C. Pollard | A.E. LePage Ltd. | 5-150 | \$79,000 | 0.405 | 1982 02 |
| Louth | 23 | 02 | H.E. & H. Hildebrandt | A. & M.E. Van Dyk Jr. | 6-17804 | \$76,000 | 0.510 | 1982 02 |
| Gains. | 14/15 | 01 | W.G. & I.J. Topp | D.G. Pitts | 7-63 | \$54,500 | 2.118 | 1982 02 |
| Louth | 22 | 01 | C.F. & G.J. Jonkman | J.E. & M.M. Thompson | 6-07103 | \$63,900 | 0.101 | 1982 01 |
| Pelham | 19 | 06 | Estate of W.R. Vasselsue | D.A. Carriere | 8-791 | \$39,000 | 4.682 | 1982 01 |
| Louth | 23 | BF | E. Wray | A.G. & B.J. Brunet | 6-070-1 | \$55,000 | 0.069 | 1981 11 |
| Louth | 22 | 03 | F. & R. Marchelewicz | E. & T. Reimer | 6-112 | \$55,000 | 0.142 | 1981 11 |
| Gains. | 04 | 05 | K. Matte | L.J. & Q.V. Wolsley | 5-175 | \$82,500 | 6.683 | 1981 09 |
| Gains. | 14 | 05 | J. & D. Myshraill | G. & M. Chrysler | 4-032 | \$64,000 | 0.405 | 1981 08 |
| Gains. | 14 | 05 | E.M. Melnick | B. & A. Wiebe | 4-262 | \$41,000 | 0.474 | 1981 08 |
| Gains. | 14 | 06 | P.L.A. & A.C. Young | D.A. Knutson | 4-353-1 | \$32,000 | 0.810 | 1981 08 |
| Gains. | 20 | 06 | B.H. & A. Wiebe | H.G. Kakanowski | 4-359 | \$57,000 | 2.025 | 1981 08 |
| Gains. | 07 | 06 | U.G. Paul | F. & A. & E. Brown | 5-074 | \$57,900 | 2.523 | 1981 08 |
| Gains. | 24 | 02 | W. & A. Butler | L. Sikkens & D. DeVries | 6-221 | \$42,500 | 0.312 | 1981 03 |
| Gains. | 24 | 01 | F. & M. Bouwers | G.E. & S. Austin Jr. | 6-8401 | \$81,000 | 0.486 | 1981 03 |
| Gains. | 20 | 01 | D. Burse & G. Sweeney | S. Turton & R. Colicutt | 7-003-05 | \$43,000 | 0.433 | 1981 01 |
| Pelham | 19 | 07 | J. Sawyer | C. & E. Matthews | 16-021 | \$57,000 | 4.050 | 1980 11 |
| Pelham | 20 | 07 | H. Ukroenz | M. Dom | 16-028 | \$28,900 | 0.000 | 1980 11 |
| Louth | 22 | 03 | G.H. & S. Reimer | H. & J.N. Janssen | 6-18901 | \$57,000 | 0.146 | 1980 11 |
| Gains. | 16 | 01 | J.E. & M.B. Bearss | M. Wojciechowski | 7-152 | \$61,000 | 1.442 | 1980 11 |
| Gains. | 15 | 01 | D.E. Wouthuis | C. Van Tuyl | 2-7106 | \$51,500 | 0.184 | 1980 10 |
| Gains. | 06 | 05 | G.T. & M.E. Watkinson | M. & W. Kamel | 5-148 | \$67,500 | 0.810 | 1980 09 |
| Gains. | 20 | 01 | J.P. Crocco | D. Burse & G. Sweeney | 7-003-5 | \$43,000 | 0.413 | 1980 08 |
| Louth | 23 | BF | W.L. Horton | J. & H. Fox | 6-046 | \$64,000 | 0.000 | 1980 07 |
| Gains. | 13 | 03 | S. Mitic | R.H.J. & H. Lubera | 10-180-5 | \$58,000 | 0.405 | 1980 04 |
| Pelham | 20 | 07 | J. & S. Lane | R.M. Lane | 16-031 | \$40,000 | 0.381 | 1980 04 |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTAREB | DATE |
|----------|-----|-----|-------------------------|-------------------------------|--------|-----------|----------|---------|
| Clinton | 01 | 07 | J.P. & N. Vangeider | M.P. Vandenbraak & C.A. Davis | 17-285 | \$65,000 | 0.405 | 1980 04 |
| Gains. | 23 | 06 | E.C. & J.A. Burtch | A. Hoffmann & D.M. Warling | 4-110 | \$55,900 | 0.292 | 1980 03 |
| Gains. | 15 | 06 | R.P. & M.A. Mercier Jr. | H.J. LeBlanc & D.E. Mander | 4-036 | \$53,500 | 0.203 | 1980 01 |
| Gains. | 17 | 06 | R.J. & D.M. Taylor | I. & G. Pevatto | 4-057 | \$67,500 | 0.891 | 1980 01 |
| Gains. | 23 | 06 | J.M. & D.J. Stewart | E. Horvat | 4-094 | \$43,000 | 0.207 | 1980 01 |
| Gains. | 27 | 02 | C. & G. Dam | H. & L. Dam | 6-237 | \$136,000 | 0.219 | 1980 01 |

TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODES "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-------|-----|-------------------------------------|----------------------------------|------------|-----------|----------|---------|
| Gains. | 25 | 2 | N & J North | L Williams | 6-214 | \$18,500 | 0.417 | 1987 06 |
| Clinton | 1 | 0 | Arnold Hendriks & Sons | R A Hendriks | 19-12503 | \$150,000 | 0.109 | 1987 05 |
| Gains. | 23 | 6 | E J Przygoda | L A Brisbois | 4-120 | \$15,000 | 0.369 | 1987 04 |
| Gains. | 19 | 4 | O & D Beamer | R McPherson & L Walker | 10-229 | \$9,500 | 0.458 | 1986 12 |
| Gains. | 21/22 | 6 | D Lane | Trustee's St. Ann's Comm. Church | 4-40501 | \$12,000 | 0.810 | 1986 12 |
| Gains. | 25 | BF | M Parker - Taggart | R Taggart | 6-054/-055 | \$36,000 | 0.506 | 1986 11 |
| Gains. | 25 | BF | S D Misener | J Peters | 6-051 | \$6,500 | 0.243 | 1986 10 |
| Gains. | 22 | 1 | G & A Janzen | H & G De Mol & HD Bowman | 6-13300 | \$28,000 | 1.122 | 1986 10 |
| Gains. | 13 | 1 | W & M Malaschenko | K & E Hemmingsen | 7-135 | \$35,000 | 1.559 | 1986 09 |
| Clinton | 1 | 0 | W-L & Distr.Assn.Mentally Retarded | C Beninger | 19-12501 | \$30,000 | 0.117 | 1986 08 |
| Gains. | 11 | 4 | R.W. & B.F. McCollum | F.C. & S. McCready | 10-192 | \$10,000 | 0.429 | 1986 06 |
| Gains. | 22 | 6 | L.S. & R.E. Daw | R.A. Sinclair | 4-334 | \$25,000 | 2.661 | 1986 05 |
| Gains. | 22 | 6 | V.M. Wood | L.S. & R.E. Daw | 4-334 | \$16,500 | 2.661 | 1986 05 |
| Gains. | 13/14 | 1 | C.E. Holmes | M. Vandervelde | 7-120 | \$54,900 | 0.304 | 1985 07 |
| Gains. | 15 | 1 | H. Lane | D. MacRae | 7-155 | \$12,500 | 0.093 | 1985 07 |
| Gains. | 19 | 3 | William Eisenberg & Co. Receivers | W. & J. Zdichavski | 10-103 | \$28,500 | 0.203 | 1984 08 |
| Louth | 23 | 1 | H.M.W. Munns | N. & A. Pascas | 6-05401 | \$3,000 | 0.150 | 1984 02 |
| Gains. | 21 | 6 | D. Lane | J.B. Van Egmond | 4-404 | \$30,000 | 0.186 | 1983 12 |
| Gains. | 15 | 1 | W. Kroeken | P.H. & S.L. Schutton | 7-114 | \$28,000 | 0.049 | 1983 11 |
| Gains. | 12 | 3 | C. & N. McBride | T.P. Hamilton | 10-120 | \$20,000 | 0.122 | 1983 08 |
| Gains. | 17 | 3 | B. & W. Miller | W. & J. Devries | 10-108 | \$27,000 | 0.178 | 1983 07 |
| Gains. | 18 | 4 | T. Dimakis | K. Derksen | 10-17-1 | \$17,000 | 0.595 | 1983 05 |
| Gains. | 23 | 5 | Hamilton Wentworth Credit Union Ltd | J.T. Werkman & J. Ouwersloot | 5-090 | \$27,900 | 0.340 | 1983 04 |
| Louth | 22 | 1 | H.H. Wall | D.D. High | 6-08302 | \$45,500 | 1.794 | 1983 03 |
| Gains. | 14/15 | 1 | The Director, Veteran's Land Act | J. Walter & A. Kuckyt | 7-33-5 | \$6,000 | 0.000 | 1983 01 |
| Pelham | 19 | 4 | Simpson Towing Ltd. | Hisse's Garage (John Hissem) | 8-09002 | \$12,000 | 0.887 | 1982 11 |
| Gains. | 23 | 5 | Her Majesty the Queen | J.C. McPherson | 4-134 | \$4,750 | 0.300 | 1982 10 |
| Gains. | 15 | 1 | Burlaris Enterprises Ltd. | T.J. & S. McLean | 7-024-1 | \$27,000 | 0.223 | 1982 09 |
| Gains. | 28 | BF | E.B. Hall | T.R. & R.D. Reese | 6-137-1 | \$20,000 | 0.770 | 1982 07 |
| Louth | 23 | BF | E.M. Gee | J. Easton | 6-030 | \$45,000 | 0.000 | 1982 06 |
| Gains. | 14 | 1 | D.M. Brand | M. & J. VanDerVelde | 7-184 | \$28,000 | 0.417 | 1982 02 |
| Gains. | 23 | 6 | E. Taylor | J. & P. MacDougall | 4-099 | \$27,500 | 0.089 | 1981 10 |
| Gains. | 28 | 2 | A. & W.B. Hogarth | N. Aggelonitis | 6-20 | \$21,500 | 0.725 | 1981 09 |
| Gains. | 24/25 | 2 | S.L. Ripper | M. & J.L. Flikema | 6-92 | \$27,500 | 0.765 | 1981 06 |
| Gains. | 26/27 | BF | G. Doerwald | D.G. Matthews | 6-121-1 | \$44,000 | 0.000 | 1981 02 |
| Gains. | 16 | 4 | L. Mattick | B.E. & C.I. Parker | 10-170 | \$22,500 | 0.122 | 1981 01 |
| Louth | 23 | 2 | R. & M. Guldemeester | A. Lovsin | 6-153 | \$35,000 | 0.000 | 1980 10 |
| Pelham | 20 | 7 | H.T. & O.H. Beckett | G.K. Peacock | 16-025 | \$40,000 | 0.498 | 1980 09 |
| Gains. | 24 | 1 | G. Laverdier & J. & H. Prevost | F. Lee | 6-127 | \$4,000 | 0.113 | 1980 08 |
| Gains. | 15 | 1 | T.R. & C. Edsall | J. Nieuwold | 7-026 | \$22,000 | 0.142 | 1980 08 |
| Louth | 22 | 3 | Mortgage Insurance Co. of Canada | W.H. & E. Klassen | 6-113 | \$19,000 | 0.138 | 1980 05 |
| Gains. | 16 | 1 | G. Huizinga | R. & A. Roverhof | 7-150-1 | \$9,000 | 0.421 | 1980 05 |
| Gains. | 17 | 3 | R. & M. McPherson | P. & W. Miller | 10-108 | \$14,500 | 0.405 | 1980 01 |

TABLE 9

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 BETWEEN 2 AND 10 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------|-------|-----|-------------------------------|--------------------------------|-----------|-----------|----------|----------------------|---------|
| Gains. | 19 | 4 | L McArthur | J & J Farrer | 10-158 | \$42,000 | 4.807 | \$8,737 | 1987 05 |
| Louth | 22 | 3 | M Reimer | Corp. of the Town of Lincoln | 6-114 | \$6,500 | 5.549 | \$1,171 | 1987 05 |
| Gains. | 8 | 6 | A Thogerson | J & M Despond | 5-088 | \$150,000 | 5.670 | \$26,455 | 1987 03 |
| Gains. | 14 | 1 | K & S Willis | T Bruce & D Driskell | 7-131 | \$95,000 | 9.315 | \$10,199 | 1986 11 |
| Louth | 23 | 6 | G & T Dyck | L & R Sicoli | 11-301 | \$85,500 | 2.633 | \$32,479 | 1986 10 |
| Gains. | 16 | 1 | M H McPherson | L & J Williams | 4-266 | \$89,000 | 5.079 | \$17,524 | 1986 10 |
| Gains. | 23 | 5 | M & J Van der Veen | R & J McLaughlin | 4-107 | \$66,000 | 3.280 | \$20,124 | 1986 09 |
| Clinton | 2 | BF | B & L Kemp | R & M Jodoin | 5-115 | \$205,000 | 4.078 | \$50,265 | 1986 07 |
| Gains. | 6/7 | 5 | Pelham Poultry Farms | P.H. & M.E. Vanderzanden | 5-162 | \$280,000 | 7.007 | \$39,963 | 1986 04 |
| Louth | 22 | BF | J.J. & M.S. Smeenk | R.J. & N. Oosterhoff | 6-06204 | \$295,000 | 4.892 | \$60,298 | 1986 03 |
| Gains. | 6 | 6 | R. Comfort | N. Comfort | 5-249 | \$76,800 | 2.177 | \$35,280 | 1986 02 |
| Louth | 22/23 | 1 | W.J. Wall | R.E. & E. Osborne | 6-083 | \$112,300 | 3.795 | \$29,593 | 1986 02 |
| Gains. | 5 | 5 | K.T. Matte | W.K. & J.M. Chambers | 5-056 | \$135,000 | 7.290 | \$18,519 | 1985 06 |
| Gains. | 23 | 6 | P. Geil | A. & J. Epp. | 4-117 | \$63,000 | 2.426 | \$25,969 | 1984 08 |
| Gains. | 4 | 6 | D.J. & D.M. Harris | D.C. & M.L. Loney | 5-046 | \$155,000 | 7.201 | \$21,525 | 1984 06 |
| Gains. | 17 | 6 | A.A. Friesen | G.C.L. & B.A. Hoffman | 4-392 | \$136,000 | 9.720 | \$13,992 | 1984 05 |
| Louth | 21/22 | 3 | C. & B.J. Ryckman | Harold Wm. Smith Holdings Ltd. | 6-10905 | \$143,378 | 6.966 | \$20,583 | 1984 04 |
| Clinton | 1 | 6 | I. & C. Skala | R. & I. Plesko | 17-006 | \$155,000 | 9.351 | \$16,575 | 1984 01 |
| Gains. | 14 | 1 | R.P. & F.I. Willis | F.O. & S.M. Willis | 7-131 | \$65,000 | 9.396 | \$6,918 | 1984 01 |
| Gains. | 27 | 2 | C.B. & E. White | C. & R. Wlodarczyk | 6-208 | \$110,000 | 4.050 | \$27,160 | 1983 11 |
| Gains. | 15 | 3 | M. Hanhan | E. Czenze | 10-112 | \$39,000 | 8.262 | \$4,720 | 1983 09 |
| Gains. | 15 | 3 | Golden Horseshoe Credit Union | M. Hanhan | 10-112 | \$31,000 | 8.222 | \$3,771 | 1983 08 |
| Louth | 22 | 1 | W.J. Wall | D.D. High | 6-083 | \$45,500 | 3.795 | \$11,990 | 1983 03 |
| Louth | 23 | BF | N.H. & E.C. Hodgson | W.J. & M.L. Hodgson | 6-068 | \$117,500 | 2.531 | \$46,420 | 1982 05 |
| Louth | 21 | BF | M. & G. Lafrate | 478205 Ontario Ltd. | 6-058 | \$300,000 | 3.827 | \$78,385 | 1981 05 |
| Gains. | 22/23 | 5 | E.L. Misaner | C.R. & D.E. Carrier | 4-224/225 | \$60,000 | 8.910 | \$6,734 | 1981 04 |
| Louth | 23 | 1 | R.C. & G.M. Snyder | H. & E. Saito | 6-05001 | \$132,000 | 4.901 | \$26,936 | 1981 04 |
| Louth | 23 | 2 | W.N. & I.B. Syer | J. & I. Koster | 6-166 | \$192,000 | 4.876 | \$39,375 | 1980 09 |
| Louth | 22 | 2 | R. Culp | B. Culp | 6-170 | \$100,000 | 5.285 | \$18,921 | 1980 02 |
| Louth | 21/22 | BF | H. & E. Bijakowski | J. & I. Krause | 6-01105 | \$165,000 | 6.091 | \$27,088 | 1980 01 |
| Louth | 21/22 | 2 | G. Wiebe | E.H. Epp | 6-096 | \$168,000 | 8.622 | \$19,484 | 1980 01 |

TABLE 10

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
BETWEEN 10 AND 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------|-------|-----|------------------------------------|----------------------------|----------|-----------|----------|----------------------|---------|
| Pelham | 20 | 5 | R & MP Rouillard | JA & CS Cotton | 8-136 | \$120,000 | 10.125 | \$11,852 | 1987 05 |
| Gains. | 13 | 4 | J Barber | J Hosegrove | 10-182 | \$65,000 | 20.193 | \$3,219 | 1987 03 |
| Clinton | 1/2 | 2 | I W Culp | M L Culp | 5-0178 | \$330,000 | 19.035 | \$17,336 | 1987 02 |
| Gains. | 4 | 6 | J Speck | B & S Collicutt | 5-211 | \$84,000 | 17.496 | \$4,801 | 1987 01 |
| Gains. | 1 | 5 | E & M Smith | M Allan | 5-009 | \$79,000 | 14.054 | \$5,621 | 1986 11 |
| Pelham | 20 | 5 | V Drew | W Molnar | 8-137 | \$70,000 | 19.971 | \$3,505 | 1986 11 |
| Gains. | 17 | 6 | P & J Dinga | Canita Farms Ltd. | 4-056 | \$100,000 | 11.543 | \$8,664 | 1986 09 |
| Gains. | 24 | 2 | P & M Vander Lee | D Prudden | 6-267 | \$110,000 | 13.239 | \$8,309 | 1986 08 |
| Gains. | 25 | 2 | J M Metzke | P A & R L DeVeteuil | 6-069 | \$150,000 | 19.079 | \$7,862 | 1986 07 |
| Pelham | 19/20 | 6 | J. & L. Juhasz | R.C. & E. Wilson | 8-19201 | \$160,000 | 12.794 | \$12,506 | 1986 05 |
| Gains. | 1 | 4 | M., V., M., M. Hallok | P. & H. Devries | 10-22 | \$69,900 | 19.873 | \$3,517 | 1986 02 |
| Gains. | 14 | 1 | M. & J. Vandervelde | D. & N. MacInnes | 7-185 | \$43,000 | 12.664 | \$3,395 | 1986 02 |
| Gains. | 14 | 5 | G. McKenna & D. Reynolds | W.C. & J.A. Rockwell | 4-025 | \$64,000 | 13.365 | \$4,789 | 1985 09 |
| Gains. | 16 | 1 | D. & J. Emanuele | J. & A. Emanuele | 7-097 | \$36,954 | 10.125 | \$3,650 | 1985 05 |
| Gains. | 24 | 4 | C.W. Aylett | W. & A. Hocksema | 5-028 | \$68,000 | 10.818 | \$6,286 | 1985 03 |
| Pelham | 20 | 9 | C. Packham | D.R. & M.C. Heffner | 16-114 | \$129,017 | 13.989 | \$9,223 | 1985 01 |
| Gains. | 26 | 1 | C. & T. Boisvert | G.R. & M.C. Beckon | 6-161 | \$115,000 | 15.192 | \$7,570 | 1984 12 |
| Gains. | 13 | 3 | S. Taylor | R.R. and L. Lee | 10-116 | \$55,000 | 13.385 | \$4,109 | 1984 09 |
| Gains. | 15 | 6 | Family Savings & Credit Union Ltd. | N. & E. Wlad | 4-314 | \$93,000 | 15.483 | \$6,007 | 1984 05 |
| Gains. | 8 | 5 | J.J. & M.A. Vandervalk | K.J. & L.M. Staton | 5-082-1 | \$83,000 | 10.125 | \$8,198 | 1984 05 |
| Pelham | 20 | 9 | M. Faragalli | G. Wilson & C. Packham | 16-114 | \$100,000 | 13.989 | \$7,149 | 1984 04 |
| Pelham | 20 | 5 | H. & G. Hildebrand | R. & M.P. Rouillard | 8-136 | \$78,500 | 10.125 | \$7,753 | 1984 04 |
| Gains. | 8 | 6 | E. Hildebrand | J. & A.E.J. Grieve | 5-217 | \$95,000 | 10.125 | \$9,383 | 1984 01 |
| Gains. | 16 | 4 | J.G. Dillane | de Jonge Farms Ltd. | 10-171 | \$350,000 | 16.771 | \$20,869 | 1983 12 |
| Gains. | 14 | 5 | W. & S. Hodgskiss | G. McKenna & P.D. Reynolds | 4-025 | \$56,900 | 13.365 | \$4,257 | 1983 12 |
| Gains. | 22 | 2 | Farm Credit Corp. | S. & D. Roverhof | 6-195 | \$125,000 | 19.035 | \$6,567 | 1983 11 |
| Gains. | 13 | 4 | D. & G. Jersak | J.J. Barber | 10-182 | \$60,000 | 20.193 | \$2,971 | 1983 10 |
| Gains. | 24/25 | 2 | P.M. Beckett | G.A. & E.Y. Horton | 6-096 | \$71,000 | 12.409 | \$5,722 | 1983 08 |
| Gains. | 22 | 6 | B.F. Cavers | B. & W. Miller | 4-363 | \$50,000 | 11.664 | \$4,287 | 1983 07 |
| Gains. | 16 | 1 | W. Moroz | D.J.J. & A. Emanuele | 7-097 | \$80,000 | 10.125 | \$7,901 | 1983 05 |
| Pelham | 20 | 7 | J.H. & N.J. Rowe | R.C. & M. Seehagel | 16-022 | \$65,000 | 15.491 | \$4,196 | 1982 06 |
| Gains. | 11/12 | 6 | C. Lane | N.C. & F.V. Lane | 4-349 | \$127,000 | 19.622 | \$6,472 | 1981 07 |
| Louth | 23 | 8 | Snihur Farms Ltd. | H.A. Staff Ltd. | 11-30701 | \$185,000 | 14.013 | \$13,202 | 1981 05 |
| Gains. | 15 | 4 | H.A. Putman & M.E. Robins | W. & E. Patras | 10-172-5 | \$61,900 | 10.530 | \$5,878 | 1981 02 |
| Gains. | 12/13 | 2 | R. Kingma | J. & L. Kingma | 7-71 | \$96,906 | 14.864 | \$6,520 | 1981 02 |
| Gains. | 22 | 2 | J. & J. Roverhof | C. Van Soeten | 6-195 | \$173,300 | 19.035 | \$9,104 | 1980 01 |
| Gains. | 16/17 | 1 | W. & D. Rouse | L. & M.A. Dutton | 7-095-1 | \$74,500 | 13.811 | \$5,394 | 1980 01 |

TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------|-------|-----|-----------------------------------|--------------------------------------|-----------|-----------|----------|----------------------|---------|
| Gains. | 14/15 | 3 | H & U & L Pelissero | L & R Pelissero | 10-113 | \$134,215 | 22.899 | \$5,861 | 1987 06 |
| Gains. | 2/3 | 5 | J Speck | P & K DeRoche | 5-174 | \$76,800 | 30.294 | \$2,535 | 1987 06 |
| Gains. | 17/18 | 1 | L & F Snippe | I & P Eggonidis | 7-148 | \$107,000 | 35.802 | \$2,989 | 1987 06 |
| Gains. | 6 | 6 | H C Blenkhorn | H B Burgoyne | 5-214 | \$70,000 | 20.250 | \$3,457 | 1987 01 |
| Gains. | 26 | 5 | E & D Eggink | W & M Hoeksema | 6-168 | \$126,200 | 20.250 | \$6,232 | 1986 09 |
| Gains. | 21/22 | 4 | W E Dalby | P Krol | 5-135 | \$82,000 | 21.923 | \$3,740 | 1986 07 |
| Gains. | 13 | 6 | H.J. & C.J. Den Hollander | R.G. & S.E. Schaus | 4-307 | \$79,900 | 22.089 | \$3,617 | 1986 04 |
| Gains. | 7 | 2 | Estate of C.E. Krick | Krick Farms Bismarck Ltd. | 8-164 | \$50,000 | 20.250 | \$2,469 | 1986 04 |
| Gains. | 17/18 | 1 | A. Gliklich | Lanen Corporation | 5-005 | \$200,000 | 39.407 | \$5,075 | 1986 02 |
| Gains. | 26/27 | 4 | Frank Olszowka Tobacco Farms Ltd. | M.J. Reiner | 10-110 | \$209,600 | 39.690 | \$5,281 | 1986 01 |
| Gains. | 10 | 3 | A.M. Ecker | Man Chow Sato | 10-127 | \$60,000 | 30.274 | \$1,982 | 1986 01 |
| Gains. | 22/23 | 3 | B. & P. Archibald et al. | J. & M. Vanbentham et al. | 5-720 | \$95,000 | 35.551 | \$2,672 | 1985 07 |
| Gains. | 24/25 | 3 | 411279 Ontario Ltd. | H. & S. Breuleiman | 6-298 | \$320,000 | 155.208 | \$2,062 | 1985 01 |
| Gains. | 19 | 4 | Canada Deposit Insurance Corp. | B. & S. & J. Comfort | 6-79 | \$110,000 | 68.028 | \$1,617 | 1984 12 |
| Gains. | 14/15 | 3 | H. & H. Pelissero | Pelissero's Farm | 10-113 | \$247,743 | 20.250 | \$12,234 | 1984 07 |
| Gains. | 14 | 3 | G. & M. Pot | H.H. & C.A. Pot | 10-88 | \$400,000 | 20.250 | \$19,753 | 1984 07 |
| Gains. | 20/21 | 1 | O. & D. Beamer | H. & M. Otten | 10-011 | \$125,000 | 45.785 | \$2,730 | 1984 05 |
| Gains. | 7 | 5 | R.H. & S.I. Knapman | M. & M.P. Brumm | 5-163 | \$125,000 | 31.606 | \$3,955 | 1984 05 |
| Gains. | 16 | 6 | R. & C. Typer | J. Vanderwerff | 4-320 | \$90,000 | 21.870 | \$4,115 | 1984 01 |
| Gains. | 6/7 | 5 | E.M. Lane | R.K. & D. & R. Boyt | 5-179/181 | \$40,000 | 28.374 | \$1,410 | 1984 01 |
| Gains. | 16/17 | 1 | A. Kapella | Frank Olszowka Tobacco Farms Ltd. | 10-110 | \$240,000 | 39.690 | \$6,047 | 1983 12 |
| Gains. | 7 | 6 | A. Van Egmond Construction Ltd. | JA & PJ Archibald, J & M Van Benthem | 5-72 | \$100,165 | 35.551 | \$2,818 | 1983 08 |
| Gains. | 17/18 | 1 | Guaranty Trust Co. of Canada | Pelham Poultry Farms Ltd. | 7-149 | \$150,000 | 38.601 | \$3,886 | 1983 06 |
| Gains. | 25/26 | 2 | M.J. & J.A. Crecco | D.L.G. & D.A. Harrison | 6-244 | \$110,000 | 34.142 | \$3,222 | 1982 11 |
| Gains. | 16 | 3 | H. & V. Diek | H. & R. Diek | 10-076 | \$146,000 | 41.452 | \$3,522 | 1982 07 |
| Gains. | 11/12 | 6 | R. Ezewski | Morningstar Brothers Ltd. | 10-106 | \$131,500 | 60.143 | \$2,186 | 1982 05 |
| Gains. | 19/20 | 6 | A.W. Snyder | G.I. & W. Snyder | 4-401-1 | \$192,252 | 28.512 | \$6,743 | 1982 03 |
| Gains. | 16 | 3 | Green Lane Farms Ltd. | A. & B. Otten | 7-002 | \$90,000 | 42.898 | \$2,098 | 1982 02 |
| Gains. | 7 | 5 | A.M. George | R.H. & S.I. Knapman | 5-163 | \$80,000 | 31.752 | \$2,520 | 1981 10 |
| Gains. | 19 | 3 | R.C. & F.V. Lane | D.F. & F.K. & N.W. Lane | 4-349 | \$180,000 | 44.173 | \$4,075 | 1981 09 |
| Gains. | 22/23 | BF | P.G. & A.H. Hisem | L.R. Crookes | 6-131 | \$128,500 | 27.333 | \$4,701 | 1981 08 |
| Gains. | 16/17 | 5/4 | 411279 Ontario Ltd. | J. & I. Ruovers | 6-298 | \$590,000 | 155.208 | \$3,801 | 1981 06 |
| Gains. | 22/23 | BF | G. & A. Janzen | P.G. & A.H. Hisem | 6-131 | \$110,000 | 27.333 | \$4,024 | 1980 11 |
| Gains. | 17/18 | 3 | P. & L. Oosterhoff | J. & M. Verdonk | 4-049 | \$201,750 | 75.593 | \$2,669 | 1980 09 |
| Gains. | 17 | 1 | O.B. Gracey | L. & F. & J. & L. & B. Snippe | 7-148 | \$110,000 | 35.802 | \$3,072 | 1980 09 |
| Gains. | 1/2 | 5 | P. Dennis | N.E. & S.E. Christenson | 5-143 | \$45,000 | 23.223 | \$1,938 | 1980 07 |
| Gains. | 1/2 | 5 | Anita Franklin & Norwood Inv.Ltd. | P. Dennis | 5-143 | \$115,000 | 23.223 | \$4,952 | 1980 04 |

TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------|-------|-----|-----------------------------------|------------------------------------|-----------|-----------|----------|----------------------|---------|
| Gains. | 11/12 | 2 | J & E Lof | J & S Deboer | 7-070 | \$32,500 | 14.252 | \$2,280 | 1987 06 |
| Gains. | 5 | 6 | New Life Mills Ltd. | ??? | 5-061 | \$25,000 | 19.080 | \$1,310 | 1987 04 |
| Gains. | 22 | 6 | R Sinclair | A Sinclair | 4-334 | \$30,000 | 2.661 | \$11,275 | 1987 03 |
| Gains. | 5 | 6 | F Haynes | E & S Hann | 5-062 | \$38,000 | 4.052 | \$9,378 | 1987 03 |
| Gains. | 28 | BF | M Stephens | H & E Poultry Farms Ltd. | 6-003 | \$54,000 | 23.529 | \$2,295 | 1986 09 |
| Gains. | 17/18 | 1 | H & E Poultry Farms Ltd. | J Kennedy | 7-09401 | \$25,000 | 6.885 | \$3,631 | 1986 08 |
| Gains. | 9 | 5 | A & I H McPherson | L G Brens | 5-096 | \$25,000 | 7.262 | \$3,443 | 1986 07 |
| Gains. | 21/22 | 4 | M C O Dalby | A Krol | 5-136 | \$37,000 | 24.300 | \$1,523 | 1986 07 |
| Gains. | 28 | BF | P. Varomich | J. & L. Juhasz | 6-138 | \$50,000 | 21.599 | \$2,315 | 1986 05 |
| Gains. | 18 | 02 | D. & E. Schuender | R. & W. Dobrucki | 7-02 | \$40,000 | 19.238 | \$2,079 | 1986 02 |
| Gains. | 13 | 01 | W.J. & B.M. Dawson | K.B. Alderman | 7-186 | \$60,000 | 19.861 | \$3,021 | 1986 02 |
| Gains. | 10 | 03 | A.M. Ecker | Man Chow Sato | 10-127 | \$60,000 | 30.274 | \$1,982 | 1986 01 |
| Gains. | 20/21 | 06 | D.F. Lane | L. & A. Van Egmond | 4-402 | \$12,000 | 1.652 | \$7,262 | 1985 10 |
| Gains. | 06 | 06 | G. Comfort | M.R. Comfort | 5-250 | \$25,000 | 11.935 | \$2,095 | 1985 09 |
| Gains. | 07 | 06 | B. & P. Archibald et al. | J. & M. Vanbenthen et al. | 5-720 | \$31,666 | 35.551 | \$891 | 1985 07 |
| Gains. | 24/25 | 03 | Canada Deposit Insurance Corp. | B. & S. & J. Comfort | 6-79 | \$110,000 | 68.028 | \$1,617 | 1984 12 |
| Gains. | 01 | 05 | J. & A. Rogalsky | E. & E. & R. & A. Seehagel | 5-016-1 | \$100,646 | 23.555 | \$4,273 | 1984 10 |
| Pelham | 20 | 09 | P. Gajdos | H.L., T.C. & T. Tang | 16-115 | \$55,000 | 13.118 | \$4,193 | 1984 04 |
| Gains. | 08/09 | 05 | S. Hallas & K.C. Cardiff | R.W. & T.L. Hallas | 5-091/5 | \$40,000 | 37.463 | \$1,068 | 1984 04 |
| Gains. | 06/07 | 05 | E.M. Lane | R.K. & D. & R. Royt | 5-179/181 | \$40,000 | 28.374 | \$1,410 | 1984 01 |
| Gains. | 26 | 02 | A.J. & N.E. Young | J.A. & K.E. Young | 6-210 | \$15,000 | 4.050 | \$3,704 | 1983 12 |
| Gains. | 13 | 04 | D. & G. Jersak | J.J. Barber | 10-182 | \$60,000 | 20.193 | \$2,971 | 1983 10 |
| Gains. | 15 | 03 | M. Hanhan | E. Czenze | 10-112 | \$39,000 | 8.262 | \$4,720 | 1983 09 |
| Gains. | 08 | 05 | R.W. Davidson | W.F. & C.A. Smith | 5-201 | \$39,611 | 10.125 | \$3,912 | 1983 09 |
| Gains. | 15 | 03 | Golden Horseshoe Credit Union | M. Hanhan | 10-112 | \$31,000 | 8.222 | \$3,771 | 1983 08 |
| Gains. | 17/18 | 01 | Federal Business Development Bank | H. Vanderzanden | 7-094-1 | \$10,000 | 6.885 | \$1,452 | 1983 06 |
| Louth | 21/22 | 05 | E. Pikor | F.J. & M.D. Heim | 11-455 | \$29,000 | 11.429 | \$2,537 | 1982 12 |
| Pelham | 19 | 08 | E.F. Ker | G.O. & E.L. Brady | 16-075 | \$15,000 | 14.102 | \$1,064 | 1982 09 |
| Gains. | 26 | 01 | W. & D.A. Shillington | W. & J.W. Sheddin | 6-42 | \$15,200 | 4.734 | \$3,211 | 1982 08 |
| Gains. | 26/27 | BF | W.W. Wiley | Frank Svob Farms Ltd. | 6-153 | \$64,000 | 32.902 | \$1,945 | 1982 06 |
| Gains. | 17/18 | 03 | R. Ezewski | Morningstar Brothers Ltd. | 10-106 | \$131,500 | 60.143 | \$2,186 | 1982 05 |
| Gains. | 08 | 06 | J. & A. Barkovic | J. Philbrick & J. Reakes | 5-086 | \$65,000 | 10.125 | \$6,420 | 1982 04 |
| Gains. | 16 | 06 | P.W. & M.A. Andrewes | S. Deieso | 4-388 | \$30,000 | 9.242 | \$3,246 | 1982 02 |
| Gains. | 20/21 | 01 | Green Lane Farms Ltd. | A. & B. Otten | 7-002 | \$90,000 | 42.898 | \$2,098 | 1982 02 |
| Gains. | 06 | 05 | P. Varomich | J.K. Van Ravenswaay & V.G. Galley | 5-178-1 | \$36,000 | 11.543 | \$3,119 | 1981 12 |
| Gains. | 19/20 | 06 | D.F. & E.J. & F.K. & N.W. Lane | E.R. & J.F. Feenstra | 4-328 | \$126,000 | 32.400 | \$3,889 | 1981 09 |
| Gains. | 08/09 | 06 | G.P.M. & B.F. Mersereau | H. & U. Rathe | 5-274 | \$55,000 | 13.082 | \$4,204 | 1981 08 |
| Gains. | 17 | 02 | C.A. & C.F. Frere | Marobing Farms Ltd. | 7-270 | \$50,000 | 19.472 | \$2,568 | 1981 08 |
| Louth | 22 | 04 | C.W. & G.L. Fast | Jordan & Ste.Michelle Cellars Ltd. | 6-20804 | \$46,442 | 17.512 | \$2,652 | 1981 07 |
| Gains. | 13 | 02 | S. Kszan | D. Kszan | 7-72-1 | \$6,000 | 3.443 | \$1,743 | 1981 07 |
| Louth | 23 | 05 | G.H. Gulp | C.B. Holmes | 11-296 | \$10,000 | 23.701 | \$422 | 1981 06 |
| Gains. | 01 | 05 | W.B. Moroz | E. & E. & R. Seehagel | 5-13 | \$61,500 | 13.815 | \$4,452 | 1980 11 |
| Gains. | 08 | 05 | Canadian Portable Services Ltd. | R.W. Davidson | 5-201 | \$41,500 | 13.365 | \$3,105 | 1980 10 |

TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR THE STUDY AREA (INCLUDING THE ACCESS ROUTE)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------|-------|-----|---------------------------------|-------------------------|-----------|----------|----------|----------------------|---------|
| Gains. | 01/02 | 05 | P. Dennis | N.E. & S.E. Christenson | 5-143 | \$45,000 | 23.223 | \$1,938 | 1980 07 |
| Gains. | 15 | 04 | R.E. Packman | J.W.E. & K.I. Murdock | 10-241 | \$32,000 | 20.250 | \$1,580 | 1980 02 |
| Gains. | 25 | 01 | G.C. & S.M. Beamer | R.G. Waite | 6-058 | \$38,000 | 19.598 | \$1,939 | 1980 02 |
| Gains. | 04/05 | 06 | C.W. & L. & J.D.H. & M.L. Smith | K. & R. Fledderus | 5-045/060 | \$70,000 | 34.324 | \$2,039 | 1980 01 |

APPENDIX F-2

NORWICH TOWNSHIP

Of the 918 transactions for analysis, the following classifications have been identified:

| | | |
|---|--------------------------------|-----|
| * | Residential units | |
| - | with homes and farm residences | 651 |
| - | vacant lots | 74 |
| * | Farm residential units | |
| - | 2 to 9.9 hectares | 21 |
| - | 10 to 20.2 hectares | 16 |
| - | over 20.2 hectares | 107 |
| * | Farm Land | 49 |
| | | 918 |

Residential Units (651 sales)

Table 1 shows the analysis of the 651 sales recorded since January, 1980. The average selling price in 1980 was \$46,917 increasing to \$2,145 by June, 1987. If the 1980 average price had increased at the inflation rate (Consumers Price Index) over the same period, the average price in June, 1987 would have been \$95,582, indicating that residential housing prices in the study area have not kept up with inflation over the seven and one-half year period.

Examination of the prior year's average price inflated compared to actual average price indicates that housing prices since 1985 have been catching up to inflation; in 1986 and the first half of 1987 actual average prices have exceeded the prior year's average price inflated one year. Housing prices in the study area were declining in absolute value before 1983, but since 1983 prices are increasing at greater than inflation rates, even with the 1985 hesitation.

Residential Vacant Properties (74 sales)

Table 2 shows that the actual average price per year from January, 1980 to June, 1987 declines from \$22,950 in 1980 to a low of \$13,225 in 1984 and recovers to \$24,199 by June, 1987. The standard deviation ranges from a high of \$13,290 in 1980 to a low of \$5,055 in 1984, except for a \$23,017 value in 1987. Price fluctuations are therefore not normally extreme. The price of residential vacant lots in Norwich Township have shown a slight, but steady decline in absolute dollars from 1980 to 1984 followed by a definite rise to June, 1987.

Farms Below 9.9 Hectares (Hobby Farms) (21 sales)

The wide fluctuations in the value of the standard deviation from year to year in both total sales price and average price per hectare indicate that twenty-one transactions are not enough in the period to provide a valid statistical analysis (Table 3). It is possible that some of the sale prices include chattels. This obscures the value of the properties themselves and impedes a comparative value analysis.

Farms of 10 to 20.2 Hectares (Small Farms) (16 sales)

Sixteen small farms in the 10 to 20.2 hectare size were sold from 1980 to 1987. The summary of these sales is shown in Table 4. Both the average price per hectare and total average price from 1980 to June, 1987 fluctuates quite widely from year to year and indicates that sixteen transactions are not enough in the period to provide a valid statistical analysis. In addition, some of the sales probably include chattels that were not identified in the Instrument. There is some evidence (not enough for statistical reliance) that the price per hectare of farms in the 10 to 20.2 hectare range has trended upward from the \$5,000 to \$6,000 range in the 1980 to 1982 period to the \$6,000 to \$8,000 range in the 1984 to 1987 period.

Farms of Over 20.2 Hectares (107 sales)

One hundred and seven sales of farms over 20.2 hectares occurred from 1980 to June, 1987. The statistical analysis is summarized on Table 5. The average price of farms fluctuates from year to year as does the average price per hectare over the seven and one-half year period. Again, the results are clouded by the presence of transactions that probably include chattels in the sale price. However, there is a discernable downward trend over the period. Except for a jump in 1983 and 1984, average price per hectare has shown a steady downward slide in absolute dollars, even before allowing for inflation and the lowest average price per hectare (\$3,080) occurs in 1987.

Farmland Property Units (49 sales)

Table 6 contains the statistical analysis for the 49 farmland transactions. As with farms, these properties are valued basically by their land value. A per hectare average price comparison with inflation is more appropriate and informative than average prices per unit. There are insufficient transactions to establish a reliable trend from year-to-year except possibly for 1985, 1986 and 1987. A trend over the study period is evident in that per hectare prices have declined from the \$5,000 to \$7,000 range (1980 to 1983) to the \$3,000 to \$5,000 range (1985 to 1987). This is a downward movement in absolute terms even before adjusting for inflation.

ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-2

NORWICH TOWNSHIP

TABLE 1

RESIDENTIAL TRANSACTIONS WITH CODE "RU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|----------------|-----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 65 | 51 | 45 | 61 | 78 | 122 | 135 | 94 | 651 |
| AVERAGE PRICE | \$46,917 | \$38,160 | \$35,911 | \$44,253 | \$49,441 | \$49,763 | \$59,686 | \$62,145 | \$50,903 |
| RANGE: | | | | | | | | | |
| High | \$170,000 | \$85,000 | \$78,000 | \$235,000 | \$190,000 | \$115,000 | \$285,000 | \$147,000 | \$285,000 |
| Low | \$11,750 | \$9,225 | \$8,000 | \$10,000 | \$12,500 | \$9,000 | \$11,000 | \$9,500 | \$8,000 |
| STANDARD DEV. | \$26,683 | \$18,915 | \$14,617 | \$32,048 | \$27,503 | \$22,421 | \$33,951 | \$24,950 | \$26,300 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$46,917 | \$52,775 | \$58,475 | \$61,852 | \$64,544 | \$67,130 | \$69,874 | \$95,582 |
| Prior Year Inflated | n/a | \$52,775 | \$42,281 | \$37,985 | \$46,179 | \$51,422 | \$51,798 | \$61,640 |

Source: Appendix F-2, Table 7

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-2

NORWICH TOWNSHIP

TABLE 2

RESIDENTIAL VACANT PROPERTIES WITH CODE "VL"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| # TRANSACTIONS | 10 | 8 | 8 | 6 | 4 | 7 | 15 | 16 | 74 |
| AVERAGE PRICE | \$22,950 | \$21,925 | \$13,938 | \$19,333 | \$13,225 | \$14,043 | \$16,433 | \$24,199 | \$19,153 |
| RANGE: | | | | | | | | | |
| High | \$90,000 | \$37,000 | \$34,000 | \$35,000 | \$20,000 | \$26,000 | \$27,500 | \$90,000 | \$90,000 |
| Low | \$5,300 | \$8,500 | \$6,000 | \$9,000 | \$7,000 | \$9,000 | \$5,300 | \$9,000 | \$5,300 |
| STANDARD DEV. | \$13,290 | \$9,064 | \$8,748 | \$9,214 | \$5,055 | \$5,987 | \$7,758 | \$23,017 | \$11,858 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$22,950 | \$24,663 | \$17,371 | \$25,488 | \$18,194 | \$20,093 | \$24,474 | \$37,220 |
| Prior Year Inflated | n/a | \$25,816 | \$24,293 | \$14,743 | \$20,175 | \$13,755 | \$14,617 | \$16,971 |

Source: Appendix F-2, Table 8

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ONTARIO WASTE MANAGEMENT CORPORATION

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NORWICH TOWNSHIP

TABLE 3

FARM RESIDENTIAL UNITS BETWEEN 2 AND 10 HECTARES FOR CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|----------|-----------|---------|----------|----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 1 | 3 | 0 | 3 | 2 | 4 | 5 | 3 | 21 |
| AVERAGE PRICE | \$58,000 | \$103,500 | \$0 | \$62,000 | \$79,000 | \$82,725 | \$73,200 | \$97,333 | \$81,019 |
| RANGE: | | | | | | | | | |
| High | \$58,000 | \$145,000 | \$0 | \$90,000 | \$83,000 | \$214,000 | \$100,000 | \$105,000 | \$214,000 |
| Low | \$58,000 | \$45,500 | \$0 | \$31,000 | \$75,000 | \$27,000 | \$6,000 | \$85,000 | \$0 |
| STANDARD DEV. | \$0 | \$42,263 | \$0 | \$24,180 | \$4,000 | \$76,476 | \$34,352 | \$8,807 | \$33,877 |
| AVG. PRICE/HECTARE | \$10,229 | \$25,957 | \$0 | \$18,269 | \$13,681 | \$12,801 | \$10,346 | \$14,371 | \$15,062 |
| RANGE: | | | | | | | | | |
| High | \$10,229 | \$49,726 | \$0 | \$27,202 | \$14,134 | \$28,562 | \$16,843 | \$16,710 | \$49,726 |
| Low | \$10,229 | \$5,526 | \$0 | \$12,487 | \$13,228 | \$4,787 | \$2,417 | \$12,388 | \$0 |
| STAND. DEV/HECTARE | \$0 | \$18,198 | \$0 | \$6,408 | \$453 | \$9,565 | \$4,678 | \$1,782 | \$6,749 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$10,229 | \$11,506 | \$12,749 | \$13,486 | \$14,072 | \$14,636 | \$15,235 | \$15,733 |
| Prior Year Inflated | n/a | \$11,506 | \$28,760 | \$0 | \$19,064 | \$14,229 | \$13,324 | \$10,684 |

Source: Appendix F-2, Table 9

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NORWICH TOWNSHIP

TABLE 4

FARM RESIDENTIAL UNITS BETWEEN 10 AND 20.2 HECTARES WITH CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|-----------|-----------|-----------|---------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 2 | 1 | 3 | 0 | 4 | 2 | 3 | 1 | 16 |
| AVERAGE PRICE | \$71,250 | \$175,000 | \$137,927 | \$0 | \$110,250 | \$257,500 | \$109,333 | \$123,000 | \$133,643 |
| RANGE: | | | | | | | | | |
| High | \$105,000 | \$175,000 | \$175,000 | \$0 | \$125,000 | \$450,000 | \$148,000 | \$123,000 | \$450,000 |
| Low | \$37,500 | \$175,000 | \$96,000 | \$0 | \$91,500 | \$65,000 | \$50,000 | \$123,000 | \$0 |
| STANDARD DEV. | \$33,750 | \$0 | \$32,434 | \$0 | \$14,809 | \$192,500 | \$42,594 | \$0 | \$46,051 |
| AVG. PRICE/HECTARE | \$5,291 | \$17,113 | \$6,950 | \$0 | \$7,979 | \$24,589 | \$7,255 | \$6,098 | \$9,844 |
| RANGE: | | | | | | | | | |
| High | \$7,007 | \$17,113 | \$8,818 | \$0 | \$12,296 | \$44,444 | \$9,441 | \$6,098 | \$44,444 |
| Low | \$3,575 | \$17,113 | \$4,837 | \$0 | \$4,992 | \$4,733 | \$3,972 | \$6,098 | \$3,575 |
| STAND. DEV/HECTARE | \$1,716 | \$0 | \$1,634 | \$0 | \$2,852 | \$19,856 | \$2,363 | \$0 | \$4,159 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|----------|---------|---------|---------|----------|---------|
| 1980 Avg. Price | \$5,291 | \$5,952 | \$6,594 | \$6,975 | \$7,279 | \$7,570 | \$7,880 | \$8,138 |
| Prior Year Inflated | n/a | \$5,952 | \$18,961 | \$7,352 | \$0 | \$8,299 | \$25,594 | \$7,492 |

Source: Appendix F-2, Table 10

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NORWICH TOWNSHIP

TABLE 5

FARM RESIDENTIAL UNITS GREATER THAN 20.2 HECTARES FOR CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 17 | 9 | 6 | 11 | 10 | 25 | 16 | 13 | 107 |
| AVERAGE PRICE | \$280,658 | \$194,975 | \$148,333 | \$199,255 | \$188,078 | \$173,728 | \$121,650 | \$112,057 | \$179,765 |
| RANGE: | | | | | | | | | |
| High | \$806,475 | \$327,025 | \$225,000 | \$365,000 | \$350,000 | \$625,000 | \$200,000 | \$204,816 | \$806,475 |
| Low | \$50,000 | \$50,000 | \$100,000 | \$100,000 | \$98,000 | \$36,000 | \$48,176 | \$13,000 | \$13,000 |
| STANDARD DEV. | \$207,483 | \$85,922 | \$58,183 | \$99,341 | \$72,459 | \$121,623 | \$39,234 | \$61,785 | \$102,229 |
| AVG. PRICE/HECTARE | \$6,230 | \$4,673 | \$3,963 | \$5,773 | \$6,068 | \$4,080 | \$3,167 | \$3,080 | \$4,567 |
| RANGE: | | | | | | | | | |
| High | \$14,141 | \$7,568 | \$5,556 | \$12,555 | \$11,964 | \$9,025 | \$4,938 | \$5,117 | \$14,141 |
| Low | \$1,619 | \$2,469 | \$3,098 | \$3,098 | \$3,285 | \$1,718 | \$1,190 | \$321 | \$321 |
| STAND. DEV/HECTARE | \$3,581 | \$1,947 | \$1,241 | \$2,587 | \$2,291 | \$1,920 | \$1,002 | \$1,563 | \$2,070 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1980 Avg. Price | \$6,230 | \$7,008 | \$7,765 | \$8,213 | \$8,570 | \$8,914 | \$9,278 | \$9,582 |
| Prior Year Inflated | n/a | \$7,008 | \$5,178 | \$4,192 | \$6,025 | \$6,311 | \$4,247 | \$3,270 |

Source: Appendix F-2, Table 11

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ONTARIO WASTE MANAGEMENT CORPORATION

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NORWICH TOWNSHIP

TABLE 6

FARMLAND WITH CODE "FL" FOR ALL HECTARE SIZES

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 10 | 4 | 2 | 6 | 2 | 6 | 11 | 8 | 49 |
| AVERAGE PRICE | \$117,465 | \$269,750 | \$213,180 | \$98,583 | \$138,750 | \$107,533 | \$128,191 | \$69,800 | \$125,770 |
| RANGE: | | | | | | | | | |
| High | \$407,400 | \$435,000 | \$276,360 | \$220,000 | \$155,000 | \$300,000 | \$396,700 | \$135,000 | \$435,000 |
| Low | \$55,000 | \$200,000 | \$150,000 | \$16,000 | \$122,500 | \$32,000 | \$12,000 | \$36,000 | \$12,000 |
| STANDARD DEV. | \$99,827 | \$95,996 | \$63,180 | \$74,385 | \$16,250 | \$91,250 | \$106,324 | \$36,300 | \$81,528 |
| AVG. PRICE/HECTARE | \$7,810 | \$5,544 | \$5,382 | \$7,175 | \$2,795 | \$4,815 | \$4,119 | \$3,105 | \$5,280 |
| RANGE: | | | | | | | | | |
| High | \$20,119 | \$6,261 | \$6,824 | \$13,762 | \$3,827 | \$9,877 | \$8,368 | \$5,503 | \$20,119 |
| Low | \$1,770 | \$4,904 | \$3,940 | \$1,028 | \$1,763 | \$3,131 | \$1,568 | \$866 | \$866 |
| STAND. DEV/HECTARE | \$5,317 | \$549 | \$1,442 | \$4,961 | \$1,032 | \$2,365 | \$1,895 | \$1,563 | \$2,809 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$7,810 | \$8,785 | \$9,734 | \$10,297 | \$10,745 | \$11,175 | \$11,632 | \$12,013 |
| Prior Year Inflated | n/a | \$8,785 | \$6,142 | \$5,693 | \$7,487 | \$2,907 | \$5,012 | \$4,253 |

Source: Appendix F-2, Table 12

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-----|-----|--------------------------------|---------------------------|----------|-----------|----------|---------|
| E.Oxford | 01 | 01 | FA & BJ Roth | RJ & VA McNutt | 10-002 | \$135,000 | 0.198 | 1986 11 |
| E.Oxford | 01 | 01 | RE & IM Miller | MJ DeBoer | 10-003 | \$65,000 | 0.879 | 1985 07 |
| E.Oxford | 01 | 01 | GG & B Eckenstein | JA & AA Kish | 10-00301 | \$52,000 | 0.389 | 1983 05 |
| E.Oxford | 01 | 01 | WE & J Beckwith | JE & JL Smith | 10-005 | \$50,000 | 0.405 | 1981 06 |
| E.Oxford | 01 | 01 | DA Perry | WG & DF Train | 10-009 | \$85,000 | 0.709 | 1986 05 |
| E.Oxford | 02 | 01 | R & M Baker | VEJ & TM Sabourin | 10-011 | \$33,000 | 0.008 | 1983 04 |
| E.Oxford | 04 | 01 | MH Jones | KP & PE Goodfellow | 10-027 | \$76,000 | 2.126 | 1980 09 |
| E.Oxford | 06 | 01 | M & B Solarz | E & C Makris | 10-03101 | \$135,000 | 10.226 | 1987 06 |
| E.Oxford | 06 | 01 | AJ & ME Amalfa | BC & SAE McMillan | 10-04302 | \$62,000 | 0.198 | 1986 10 |
| E.Oxford | 08 | 01 | Royal Trust Corporation Canada | AJ & ME Amalfa | 10-04302 | \$37,500 | 0.284 | 1981 02 |
| E.Oxford | 08 | 01 | GR & JL Groff | DE & DA Barker | 10-044 | \$63,500 | 0.101 | 1986 05 |
| E.Oxford | 08 | 01 | JA & IJ Michiels | WL Wettlaufer & EP Gorrie | 10-045 | \$65,000 | 0.101 | 1985 01 |
| E.Oxford | 08 | 01 | S & LG Westra | AC & VD Westra | 10-048 | \$40,000 | 0.109 | 1984 12 |
| E.Oxford | 08 | 01 | E Utley | G & V Lawrence | 10-051 | \$32,500 | 0.122 | 1986 07 |
| E.Oxford | 08 | 01 | D & L Courts | B & S Williams | 10-059 | \$50,000 | 0.166 | 1987 05 |
| E.Oxford | 08 | 04 | L & K Ford | DA & LI Courts | 10-059 | \$32,000 | 0.162 | 1984 07 |
| E.Oxford | 07 | 01 | P & AEE Atkinson | W & JR Kipp | 10-084 | \$67,000 | 0.859 | 1986 04 |
| E.Oxford | 07 | 01 | G Dopp | B & L Aspden | 10-08401 | \$68,000 | 0.405 | 1980 11 |
| E.Oxford | 07 | 01 | JM & NM Maxwell | KM Robins | 10-08402 | \$45,000 | 0.300 | 1983 08 |
| E.Oxford | 07 | 01 | DI & LM Pearce | PC & CA Gillen | 10-08403 | \$77,000 | 0.284 | 1981 05 |
| E.Oxford | 07 | 01 | JD & JM Myers | F Bekris | 10-085 | \$93,000 | 0.198 | 1986 11 |
| E.Oxford | 07 | 01 | J & C MacCuish | JD & JM Myers | 10-085 | \$56,000 | 0.251 | 1983 08 |
| E.Oxford | 07 | 01 | CA & SJ Kuron | EF & CM Currie | 10-086 | \$90,000 | 0.198 | 1987 03 |
| E.Oxford | 07 | 01 | RL & AM Shellington | CA & SJ Kuron | 10-086 | \$65,000 | 0.405 | 1981 06 |
| E.Oxford | 07 | 01 | GM & EF Vollmershausen | DK Shellington | 10-087 | \$55,500 | 0.356 | 1983 09 |
| E.Oxford | 06 | 01 | JJ & SM Sherman | JE & JK Des Roches | 10-093 | \$54,000 | 0.134 | 1986 02 |
| E.Oxford | 01 | 01 | JH & DC Lockwood | J & JA Korevaar | 10-098 | \$43,000 | 0.203 | 1986 09 |
| E.Oxford | 09 | 01 | J & B Bentum | L & S Reimer | 10-10702 | \$87,000 | 0.429 | 1986 09 |
| E.Oxford | 02 | 02 | VR Philps | TL & GE Craig | 10-122 | \$45,000 | 0.810 | 1983 04 |
| E.Oxford | 01 | 02 | Rochdale Credit Union Ltd. | RW Lamky & JT Asselin | 10-12401 | \$32,000 | 1.867 | 1983 05 |
| E.Oxford | 04 | 02 | PD Standaevon | AA Povoledo | 10-13930 | \$139,000 | 1.013 | 1986 06 |
| E.Oxford | 05 | 02 | JA & JE Wiles | DE & MG Wiles | 10-14101 | \$85,000 | 0.198 | 1983 07 |
| E.Oxford | 09 | 02 | PF Howley | PE & AH Holt | 10-146 | \$72,000 | 0.114 | 1985 09 |
| E.Oxford | 04 | 03 | JT & BJ Bentum | W & L DeRuiter | 10-15801 | \$65,000 | 1.620 | 1982 03 |
| E.Oxford | 01 | 03 | IC & WA Ramanchuk | BJ & DJ McKiernan | 10-166 | \$60,000 | 0.567 | 1982 09 |
| E.Oxford | 01 | 03 | CD & JD Hagon | DW & SM Davis | 10-167 | \$60,000 | 0.555 | 1981 02 |
| E.Oxford | 08 | 03 | JW & JM Brown | OA & HM Malizia | 10-17302 | \$115,000 | 1.389 | 1985 08 |
| E.Oxford | 04 | 04 | L & G Kroes | ME Mackesy | 10-17401 | \$92,000 | 1.251 | 1986 04 |
| E.Oxford | 04 | 04 | JR & BL McKay | G Kroes | 10-17401 | \$90,000 | 1.251 | 1984 11 |
| E.Oxford | 01 | 04 | LC & I Jubenville | NE Jackson | 10-177 | \$75,000 | 0.348 | 1985 11 |
| E.Oxford | 05 | 04 | AC Holdsworth | WM & CP Symons | 10-193 | \$75,000 | 2.025 | 1985 02 |
| E.Oxford | 06 | 05 | PJ Syrier | FXM & DLM Pastoor | 20-00501 | \$30,000 | 4.050 | 1983 04 |
| E.Oxford | 10 | 06 | W & L Ward | E & J Houthuyzen | 20-026 | \$67,400 | 1.762 | 1986 08 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|----------|-----|-----|----------------------------|------------------------------|----------|-----------|----------|---------|
| E.Oxford | 09 | 06 | A Durling | K & D Tomkins | 20-054 | \$17,000 | 0.304 | 1986 12 |
| E.Oxford | 06 | 07 | IG & A Horvath | BR & MD Leake | 20-062 | \$79,900 | 2.094 | 1984 05 |
| E.Oxford | 04 | 07 | S Jull | DS & BL Robinson | 20-06401 | \$18,000 | 0.721 | 1986 05 |
| E.Oxford | 01 | 07 | AG Wettlaufer | RC & HJ Bonney | 20-07001 | \$57,000 | 1.215 | 1985 04 |
| E.Oxford | 05 | 07 | JW Lowes | J Van de Scheur | 20-075 | \$70,000 | 21.060 | 1986 05 |
| E.Oxford | 15 | 02 | AM Schipper & JM Van Manen | Harvey Hunt Ltd. | 30-003 | \$35,500 | 0.932 | 1984 10 |
| E.Oxford | 15 | 02 | PJ & ME Van Boven | AM Schipper & JM Van Manen | 30-003 | \$36,000 | 0.932 | 1982 01 |
| E.Oxford | 15 | 02 | FJ Dean | FJ Dean & DS Vandendriessche | 30-009 | \$17,000 | 0.203 | 1980 08 |
| E.Oxford | 19 | 03 | JM Carlisle & JD MacDonald | DF Green & WA Flick | 30-024 | \$46,000 | 0.279 | 1980 10 |
| E.Oxford | 19 | 03 | EJ Learn | D & SA Vandebyl | 30-02601 | \$55,000 | 0.198 | 1984 09 |
| E.Oxford | 19 | 03 | Canada Permanent Trust Co. | DP & N Chambers | 30-02701 | \$56,900 | 0.041 | 1985 11 |
| E.Oxford | 19 | 03 | Leonard Reeves Inc. | TB & NA Hurlbut | 30-02701 | \$24,000 | 1.227 | 1982 07 |
| E.Oxford | 19 | 03 | HG & GG Mutton | RG & BC Rooke | 30-028 | \$60,000 | 0.198 | 1980 08 |
| E.Oxford | 19 | 03 | AJ & AW Remenda | AP & HR Jerger | 30-029 | \$73,900 | 0.324 | 1986 02 |
| E.Oxford | 19 | 03 | R & J Facey | J Woch | 30-032 | \$62,000 | 0.150 | 1985 05 |
| E.Oxford | 19 | 03 | MG & VJ Grim | R & J Facey | 30-032 | \$58,000 | 0.150 | 1984 04 |
| E.Oxford | 19 | 03 | RW Karn | MG Grim & VJ Cliche | 30-032 | \$58,000 | 0.150 | 1980 10 |
| E.Oxford | 19 | 03 | L & K Buchanan | S Murray | 30-033 | \$73,500 | 0.198 | 1987 06 |
| E.Oxford | 19 | 03 | CJ Rhindress | BD & BA Knott | 30-036 | \$60,000 | 0.081 | 1985 07 |
| E.Oxford | 19 | 03 | AM McCready | BA Price & JR Horley | 30-045 | \$37,000 | 0.081 | 1985 09 |
| E.Oxford | 19 | 03 | M & A Busa | AM McCready | 30-045 | \$35,000 | 0.081 | 1984 07 |
| E.Oxford | 19 | 04 | Canada Permanent Trust Co. | J Loveys & BA McKinnon | 30-072 | \$85,500 | 0.466 | 1980 10 |
| E.Oxford | 19 | 03 | MW & SJ Jewell | DM & DJ Campbell | 30-074 | \$90,000 | 0.198 | 1986 10 |
| E.Oxford | 19 | 03 | JA & JR Parking | HSA & IP Meyers | 30-07801 | \$51,000 | 0.122 | 1983 06 |
| E.Oxford | 19 | 05 | KW & LM Schoutese | A & J Neutel | 40-005 | \$57,000 | 0.211 | 1985 06 |
| E.Oxford | 18 | 05 | LH Hart | EL & D Alway | 40-00904 | \$72,000 | 0.405 | 1984 03 |
| E.Oxford | 19 | 05 | R & J Codling | J & K Davis | 40-01202 | \$67,000 | 0.198 | 1986 07 |
| E.Oxford | 19 | 05 | R & J Matter | JA & RM Vandermeer | 40-01205 | \$68,000 | 0.142 | 1984 07 |
| E.Oxford | 19 | 05 | TE & MA Wilson | R & J Matter | 40-01205 | \$70,000 | 0.142 | 1980 06 |
| E.Oxford | 16 | 05 | NH & LV Carter | JH Cornell | 40-01401 | \$30,000 | 0.709 | 1985 10 |
| E.Oxford | 17 | 05 | B Barnes | L Ewin & B Workman | 40-01702 | \$155,000 | 3.434 | 1986 08 |
| E.Oxford | 18 | 05 | PP & AM Faulhaber | DL & BL Wilson | 40-022 | \$62,000 | 1.418 | 1985 11 |
| E.Oxford | 18 | 05 | C Roswell | FH Standeaven | 40-023 | \$57,000 | 0.271 | 1985 11 |
| E.Oxford | 19 | 06 | BR & MR Foreman | EH & C Masson | 40-039 | \$74,000 | 0.275 | 1986 10 |
| E.Oxford | 19 | 06 | CR & HJ Oliver | BR & MR Foreman | 40-039 | \$70,000 | 0.275 | 1985 09 |
| E.Oxford | 19 | 06 | MG Stephenson | EL Mason | 40-040 | \$45,000 | 0.304 | 1981 11 |
| E.Oxford | 18 | 06 | TC & RE Maltby | GR & JL Groff | 40-056 | \$75,000 | 0.405 | 1986 05 |
| E.Oxford | 18 | 07 | W & C Wilson | K & V Lewis | 40-07101 | \$98,500 | 0.608 | 1987 04 |
| E.Oxford | 18 | 07 | CF Schooley | WR & CM Wilson | 40-07101 | \$49,300 | 0.587 | 1980 10 |
| E.Oxford | 17 | 07 | HW Howick | G & HJ Peles | 40-074 | \$35,500 | 0.203 | 1985 02 |
| E.Oxford | 15 | 08 | P & I Dale | KR & HE Watson | 40-08501 | \$23,500 | 0.838 | 1981 04 |
| E.Oxford | 12 | 01 | COCQ Investments Ltd. | JV Holdings Ltd. Partnership | 50-007 | \$15,000 | 0.198 | 1982 10 |
| E.Oxford | 12 | 01 | Navona Investments Ltd. | Park Lane Ltd. Partnership | 50-007 | \$15,000 | 0.198 | 1982 10 |

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PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|-----------|-----|-----|---|------------------------------|----------|-----------|----------|---------|
| E.Oxford | 13 | 01 | KI & DJ Baker | JE & ME Schneider | 50-027 | \$45,000 | 0.198 | 1986 05 |
| E.Oxford | 11 | 02 | W Weatherhead & M Jouffret | R & M Ainsworth | 50-037 | \$85,000 | 0.198 | 1987 05 |
| E.Oxford | 11 | 02 | DH & M Manderson | WM Weatherhead & ME Jouffret | 50-037 | \$60,000 | 0.203 | 1984 07 |
| E.Oxford | 13 | 03 | A & D Streef | RE Storey & GH Zapfe | 50-06001 | \$120,000 | 1.701 | 1986 02 |
| E.Oxford | 15 | 03 | J & I Della Pozza | WCD & JE Lucas | 50-064 | \$115,000 | 7.533 | 1985 09 |
| E.Oxford | 12 | 03 | J & J Richardson | PJ & CJ Stafford | 50-06902 | \$75,000 | 0.122 | 1983 06 |
| E.Oxford | 12 | 03 | H Hunt | J & J Richardson | 50-06902 | \$61,500 | 0.122 | 1980 01 |
| E.Oxford | 13 | 03 | G & S Williams | M & A Streef | 50-072 | \$115,000 | 0.247 | 1987 06 |
| E.Oxford | 12 | 04 | GB Cleary | MK Cleary | 50-079 | \$88,000 | 1.316 | 1987 02 |
| E.Oxford | 12 | 04 | M & AM Moss | R & A Hardman | 50-11203 | \$24,000 | 0.000 | 1985 08 |
| E.Oxford | 12 | 04 | DGS Management Cons. Limited | TL & CL Hemsworth | 50-11206 | \$112,500 | 0.903 | 1987 01 |
| E.Oxford | 12 | 01 | FL & DH Jordan | PA Rooza & JH Seale | 50-127 | \$150,000 | 0.198 | 1980 08 |
| E.Oxford | 14 | 05 | RE & BVJ Saunders | RA & JE Cloutier | 50-140 | \$75,000 | 1.021 | 1984 11 |
| E.Oxford | 11 | 07 | CB Lale | GE & PW Steele | 50-15501 | \$43,000 | 0.409 | 1983 11 |
| E.Oxford | 11 | 07 | AD & DE Letzer | CB Lale | 50-15501 | \$33,000 | 0.409 | 1982 10 |
| E.Oxford | 11 | 07 | JP Shulman & MM McDonald | AD & DE Letzer | 50-15501 | \$41,000 | 0.409 | 1982 04 |
| E.Oxford | 11 | 07 | AD & DE Letzer | JP Shulman & MM McDonald | 50-15501 | \$45,000 | 0.409 | 1981 10 |
| Norw.Vill | 07 | 05 | C & M Roth | RC & LB Bradford | 10-002 | \$54,000 | 0.081 | 1985 06 |
| Norw.Vill | 08 | 04 | HC Sweazy | JG & BD Tribe | 10-00201 | \$38,000 | 0.198 | 1982 11 |
| Norw.Vill | 08 | 04 | R & V Cyr | EW Mordue | 10-00602 | \$32,900 | 0.065 | 1986 06 |
| Norw.Vill | 08 | 04 | John Ryksen Electric Ltd. | GG Butcher & SE Rooke | 10-00701 | \$50,500 | 0.000 | 1985 03 |
| Norw.Vill | 08 | 04 | C & A Van Vliet | J & MW Van Vliet | 10-009 | \$55,000 | 0.073 | 1985 08 |
| Norw.Vill | 08 | 04 | R & JR Tokarz | BR & EM Haight | 10-011 | \$44,000 | 0.093 | 1984 10 |
| Norw.Vill | 08 | 04 | GD & JR Bennett | R & JR Tokarz | 10-011 | \$40,504 | 0.093 | 1984 05 |
| Norw.Vill | 08 | 04 | AB Pritchard | MF & GE Barnes | 10-015 | \$68,900 | 0.049 | 1986 06 |
| Norw.Vill | 08 | 04 | A & K Van Asselt | L & N Hansford | 10-020 | \$30,000 | 0.198 | 1986 11 |
| Norw.Vill | 08 | 04 | JE Storey Estate | MC & NM Stubbs | 10-030 | \$37,000 | 0.065 | 1984 02 |
| Norw.Vill | 08 | 04 | HB English | RD & JL Harrison | 10-031 | \$63,500 | 0.101 | 1985 10 |
| Norw.Vill | 08 | 04 | JD & BM McLaren | JR & C McLaren | 10-036 | \$48,000 | 0.053 | 1984 11 |
| Norw.Vill | 08 | 04 | H & T Skledar | JD & BM McLaren | 10-036 | \$48,000 | 0.053 | 1984 05 |
| Norw.Vill | 08 | 04 | LH & JL Card | H & T Skledar | 10-036 | \$48,000 | 0.053 | 1983 07 |
| Norw.Vill | 08 | 04 | JD & EC McLaren, A Campbell, EC Kirby, L Body | JD Jansen | 10-042 | \$15,000 | 0.126 | 1984 11 |
| Norw.Vill | 08 | 04 | LF & SA Avey | JD Jansen | 10-045 | \$26,000 | 0.057 | 1985 10 |
| Norw.Vill | 08 | 04 | DJ & EE Chambers | WB & SG Mitchell | 10-063 | \$65,000 | 0.142 | 1984 08 |
| Norw.Vill | 08 | 04 | G & J Weszner | K & S Steinhoff | 10-067 | \$56,000 | 0.093 | 1987 06 |
| Norw.Vill | 08 | 04 | DJ McSpadden | GS & JM Weszner | 10-067 | \$34,000 | 0.093 | 1981 02 |
| Norw.Vill | 08 | 04 | Scotia Covenants Mortgage Corp. | DJ McSpadden | 10-067 | \$26,000 | 0.093 | 1980 09 |
| Norw.Vill | 08 | 04 | CW & M Sommer | JA & DM Boeder | 10-068 | \$41,500 | 0.069 | 1985 07 |
| Norw.Vill | 08 | 04 | C & K Davis | C & E Cater | 10-072 | \$78,500 | 0.198 | 1987 02 |
| Norw.Vill | 08 | 04 | C Vanderbrink | CE & K Davies | 10-072 | \$49,500 | 0.138 | 1982 05 |
| Norw.Vill | 08 | 04 | R & L Rosehart | K & S Ziegenbalg | 10-096 | \$40,000 | 0.198 | 1986 11 |
| Norw.Vill | 08 | 04 | RI Haight, P Generoux, HB&ME Caldwell | HB&ME Caldwell | 10-098 | \$9,000 | 0.045 | 1985 08 |
| Norw.Vill | 08 | 04 | A & K Griswold | C & L Greenwood | 10-099 | \$63,000 | 0.198 | 1987 05 |

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RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|---------------|-----|-----|-----------------------------|--------------------------|----------|----------|----------|---------|
| Norw. Vill 08 | 04 | | Victoria & Grey Trust Co. | A & K Griswold | 10-099 | \$31,000 | 0.045 | 1980 07 |
| Norw. Vill 08 | 04 | | M Gordy | M & L Ward | 10-102 | \$56,000 | 0.198 | 1986 08 |
| Norw. Vill 08 | 04 | | JL & DA Hill | C Kupecz | 10-105 | \$52,000 | 0.089 | 1984 02 |
| Norw. Vill 08 | 04 | | Meroving Ltd. | H Jansen | 10-10802 | \$16,000 | 0.089 | 1981 03 |
| Norw. Vill 08 | 04 | | HC & SD Sweazey | CJ & SL Sweazey | 10-112 | \$27,000 | 0.113 | 1985 04 |
| Norw. Vill 08 | 04 | | S Burn & J Luckman | C & M Snook | 10-12201 | \$48,000 | 0.093 | 1987 01 |
| Norw. Vill 08 | 04 | | D Jansen | C & A Van Vliet | 10-12402 | \$13,000 | 0.097 | 1985 08 |
| Norw. Vill 08 | 04 | | L & D Boyce | G Mitchell & S DeCooman | 10-128 | \$75,000 | 0.198 | 1987 03 |
| Norw. Vill 08 | 04 | | G Honcoop | A & L Schaap | 10-130 | \$41,000 | 0.198 | 1986 12 |
| Norw. Vill 08 | 04 | | C & CB Demynck | GC & KA White | 10-134 | \$44,500 | 0.045 | 1985 10 |
| Norw. Vill 08 | 04 | | IW & LEL Pike | C & CB Demynck | 10-134 | \$40,000 | 0.045 | 1980 06 |
| Norw. Vill 08 | 04 | | B Jamieson | JJ Green & N Mutch | 10-137 | \$26,000 | 0.069 | 1981 10 |
| Norw. Vill 08 | 04 | | A Peret, Exec. for CB Noack | J DeMontmorency | 10-139 | \$60,000 | 0.065 | 1980 03 |
| Norw. Vill 08 | 04 | | D Demontmorency | B & H Pop & Variety Inc. | 10-13901 | \$35,000 | 0.198 | 1985 10 |
| Norw. Vill 08 | 04 | | JA & DW Stickles | FA & CL Kozuch | 10-142 | \$53,000 | 0.065 | 1986 06 |
| Norw. Vill 08 | 04 | | W & W Burwell | JA & DD Stickles | 10-142 | \$40,500 | 0.065 | 1983 04 |
| Norw. Vill 08 | 04 | | A & D Boeder | W & W Burwell | 10-142 | \$35,000 | 0.065 | 1983 02 |
| Norw. Vill 08 | 04 | | W & D Murray | T Haight & W Roswell | 10-146 | \$37,000 | 0.198 | 1986 08 |
| Norw. Vill 08 | 04 | | DA, DG, BP, WA, MA Murray | WA & DJ Murray | 10-146 | \$35,000 | 0.057 | 1985 07 |
| Norw. Vill 08 | 04 | | A Van Leuwan | B & B Chapple | 10-153 | \$77,000 | 0.065 | 1987 03 |
| Norw. Vill 08 | 04 | | ACW & P Van Leeuwen | SE Burn & JL Luckham | 10-153 | \$43,000 | 0.158 | 1984 07 |
| Norw. Vill 08 | 04 | | HE Jr. & BD Payne | BM Webber & AM McKim | 10-171 | \$35,000 | 0.012 | 1980 12 |
| Norw. Vill 08 | 04 | | MJ & DD McCall | MA Smith & KL Gee | 10-178 | \$38,500 | 0.069 | 1986 03 |
| Norw. Vill 08 | 04 | | WR & CM Wilson | BC & RMG Smith | 10-180 | \$40,000 | 0.117 | 1985 02 |
| Norw. Vill 08 | 04 | | JW & HJ Watling | LD Ferris & DB Austin | 10-185 | \$48,000 | 0.109 | 1980 08 |
| Norw. Vill 08 | 04 | | TL Bowers | BL Logan | 10-193 | \$12,780 | 0.109 | 1984 09 |
| Norw. Vill 08 | 04 | | DG & D Dalby | LE & KE Hennings | 10-194 | \$47,000 | 0.105 | 1985 12 |
| Norw. Vill 08 | 04 | | M Mitchell | T & AH Arieson | 10-196 | \$32,000 | 0.223 | 1982 11 |
| Norw. Vill 07 | 05 | | PY Caley | P & SCM Vanderwal | 10-196 | \$22,000 | 0.223 | 1981 03 |
| Norw. Vill 08 | 04 | | NH MacPherson | JA & CJ MacPherson | 10-199 | \$30,000 | 0.089 | 1984 10 |
| Norw. Vill 08 | 04 | | G Horne | WG & CV Bucholtz | 10-203 | \$35,000 | 0.069 | 1985 12 |
| Norw. Vill 08 | 04 | | W McKie | V Thompson | 10-206 | \$61,900 | 0.198 | 1987 06 |
| Norw. Vill 08 | 04 | | ED Swayzie | WR McKie | 10-206 | \$33,000 | 0.061 | 1981 10 |
| Norw. Vill 09 | 04 | | MJ Marques & CE Graham | MF & AR Depatie | 10-20701 | \$48,000 | 0.198 | 1985 08 |
| Norw. Vill 08 | 04 | | A & S Markvoort | MJ & CE Graham | 10-20701 | \$45,000 | 0.069 | 1984 02 |
| Norw. Vill 08 | 04 | | J & PEM Boeder | PJ McGilveary | 10-208 | \$30,000 | 0.053 | 1983 05 |
| Norw. Vill 08 | 04 | | The Public Trustee | LR & BA Avey | 10-213 | \$22,100 | 0.093 | 1986 04 |
| Norw. Vill 08 | 04 | | G & W Hartley | G Hartley | 10-216 | \$16,000 | 0.198 | 1987 06 |
| Norw. Vill 08 | 04 | | RL & NL McKim | RL McKim | 10-219 | \$38,000 | 0.061 | 1985 08 |
| Norw. Vill 07 | 05 | | CG Hamilton | GM & BM Frew | 10-219 | \$75,000 | 0.061 | 1984 04 |
| Norw. Vill 08 | 04 | | Vermeersch Land Dev. Inc. | RM & JE Pick | 10-220 | \$48,900 | 0.198 | 1980 02 |
| Norw. Vill 08 | 04 | | ACW & P Van Leuwan | JJ & MA Bradford | 10-22001 | \$47,000 | 0.126 | 1983 12 |
| Norw. Vill 08 | 04 | | J Vermeersch | ACW & P VanLeeuwen | 10-22001 | \$34,000 | 0.126 | 1983 02 |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|---------------|-----|-----|----------------------------------|------------------------|----------|----------|----------|---------|
| Norw. Vill 08 | 04 | | WA Pettit | GW & CG Stickles | 10-222 | \$48,000 | 0.077 | 1986 05 |
| Norw. Vill 08 | 04 | | R Flint & J Barrette | MC & AJ Vanderspek | 10-227 | \$26,000 | 0.126 | 1980 02 |
| Norw. Vill 08 | 04 | | J Robinson | C & A Armstrong | 10-244 | \$48,500 | 0.198 | 1987 06 |
| Norw. Vill 08 | 04 | | JA Thompson & SP Verborgstads | LF & SA Avey | 10-246 | \$37,500 | 0.073 | 1985 05 |
| Norw. Vill 08 | 04 | | W G Hajdu | W E Hajdu | 10-248 | \$40,000 | 0.198 | 1987 02 |
| Norw. Vill 08 | 04 | | W Hajdu | E Mathrel & A Worsfold | 10-248 | \$40,000 | 0.198 | 1987 02 |
| Norw. Vill 08 | 04 | | BL & CL Logan | WG Hajdu | 10-248 | \$17,000 | 0.049 | 1983 12 |
| Norw. Vill 08 | 04 | | C.M.H.C. | BL & CL Logan | 10-248 | \$14,000 | 0.049 | 1983 04 |
| Norw. Vill 08 | 04 | | CG & CI Henderson | JL & M Archibald | 10-249 | \$55,000 | 0.105 | 1980 09 |
| Norw. Vill 08 | 04 | | G & N Kuney | M & M Ellul | 10-251 | \$50,000 | 0.198 | 1987 04 |
| Norw. Vill 08 | 04 | | Royal Credit Union Ltd. | EA & R Kemp | 20-005 | \$51,000 | 0.231 | 1983 03 |
| Norw. Vill 08 | 04 | | K & S Taylor | K & S Talisma | 20-016 | \$72,000 | 0.198 | 1987 06 |
| Norw. Vill 08 | 04 | | Tri-City Credit Union Ltd. | WM & DLM Briggs | 20-018 | \$45,000 | 0.041 | 1985 01 |
| Norw. Vill 08 | 04 | | C.M.H.C. | B. Logan | 20-022 | \$10,000 | 0.049 | 1981 12 |
| Norw. Vill 08 | 04 | | S Morris | Y Glover | 20-023 | \$63,900 | 0.198 | 1987 01 |
| Norw. Vill 08 | 04 | | BS Deming | SI Morris | 20-023 | \$54,000 | 0.101 | 1985 12 |
| Norw. Vill 08 | 04 | | Credit Foncier Trust Company | KF & BJ Jull | 20-025 | \$40,000 | 0.085 | 1984 06 |
| Norw. Vill 08 | 04 | | D Van DeByl | G & M Kozak | 20-02502 | \$74,900 | 0.198 | 1986 11 |
| Norw. Vill 08 | 04 | | KC & HC Avey | DA Van de Byl | 20-02502 | \$62,000 | 0.117 | 1985 10 |
| Norw. Vill 08 | 04 | | K & W Vantol | KC Avey & HC McKim | 20-02502 | \$54,000 | 0.117 | 1980 01 |
| Norw. Vill 08 | 04 | | DD Bucholtz | MG & FL Reeves | 20-026 | \$12,500 | 1.008 | 1984 06 |
| Norw. Vill 08 | 04 | | WG Bucholtz | DD Bucholtz | 20-026 | \$12,000 | 1.008 | 1981 05 |
| Norw. Vill 08 | 04 | | Canada Permanent Trust Co. | GM Reeves | 20-02602 | \$42,500 | 0.142 | 1983 01 |
| Norw. Vill 08 | 04 | | RW & EM Ashton | JR & DA Liddle | 20-039 | \$39,000 | 0.069 | 1984 08 |
| Norw. Vill 08 | 04 | | RW & CMC Alexander | RJ & DL Nant | 20-040 | \$64,000 | 0.105 | 1986 05 |
| Norw. Vill 08 | 04 | | D McMurphy | W & S Van Velzer | 20-044 | \$43,000 | 0.198 | 1987 06 |
| Norw. Vill 08 | 04 | | J & D Morin | D. McMurphy | 20-044 | \$41,000 | 0.065 | 1984 02 |
| Norw. Vill 08 | 04 | | PE & T Cornan | JP & D Morin | 20-044 | \$39,000 | 0.065 | 1982 08 |
| Norw. Vill 08 | 04 | | Royal Trust Co. | JK Gay | 20-045 | \$32,500 | 0.065 | 1982 08 |
| Norw. Vill 08 | 04 | | RG Sprague Estate | DC & CM Bucholtz | 20-047 | \$28,000 | 0.065 | 1985 05 |
| Norw. Vill 08 | 04 | | J Waterman & V Anderson | T Cox & D Thomas | 20-048 | \$55,000 | 0.198 | 1987 04 |
| Norw. Vill 08 | 04 | | K & D Longthorne | D Papps & G Cronkite | 20-049 | \$49,000 | 0.198 | 1987 06 |
| Norw. Vill 08 | 04 | | Vermeersch Land Development Ltd. | M & C Polfliet | 20-05001 | \$45,000 | 0.053 | 1981 11 |
| Norw. Vill 08 | 04 | | R & JW Van Vliet | J & W Erkelens | 20-056 | \$25,300 | 0.105 | 1983 08 |
| Norw. Vill 08 | 04 | | S & S Crosby | EF & JM Riddle | 20-059 | \$35,000 | 0.065 | 1981 07 |
| Norw. Vill 08 | 04 | | JA Pollock | RA & BH Pollock | 20-064 | \$10,000 | 0.105 | 1985 11 |
| Norw. Vill 08 | 04 | | JA Pollock | WK & MA Hartley | 20-06401 | \$20,000 | 0.113 | 1980 04 |
| Norw. Vill 08 | 04 | | Pinehurst Homes (Simcoe) Ltd. | CW & R Brooks | 20-070 | \$18,500 | 0.093 | 1981 04 |
| Norw. Vill 08 | 04 | | AL & CJ Laughlin | M & HS Van Woerden | 20-079 | \$40,000 | 0.271 | 1984 06 |
| Norw. Vill 08 | 04 | | DW Vivian | AL & CJ Laughlin | 20-079 | \$49,000 | 0.271 | 1981 11 |
| Norw. Vill 08 | 04 | | H & A Koppert | D & J Freeman | 20 081 | \$49,000 | 0.198 | 1986 12 |
| Norw. Vill 08 | 04 | | EM Best (Estate) | MC & SP Pitz | 20-082 | \$36,800 | 0.105 | 1986 06 |
| Norw. Vill 08 | 04 | | A & E Caldwell | A Smith | 20-096 | \$30,000 | 0.198 | 1987 01 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-----|-----|-----------------------------------|---------------------------|----------|-----------|----------|---------|
| Norw. Vill | 08 | 04 | P & M Klyn | T & M Doyle | 20-100 | \$52,000 | 0.198 | 1986 11 |
| Norw. Vill | 08 | 04 | B Rogers | MD & VR Anderson | 20-10001 | \$33,000 | 0.065 | 1984 04 |
| Norw. Vill | 08 | 04 | N Fidlin | R & H Knight | 20-10002 | \$35,000 | 0.198 | 1987 05 |
| Norw. Vill | 08 | 04 | M Stevenson | N Fidlin | 20-10002 | \$23,000 | 0.065 | 1981 01 |
| Norw. Vill | 08 | 04 | KR & BL Dougherty | CC & DH Butcher | 20-101 | \$25,500 | 0.065 | 1985 11 |
| Norw. Vill | 08 | 04 | JA Cleaver | WF & BD Nold | 20-106 | \$30,000 | 0.065 | 1985 11 |
| Norw. Vill | 08 | 04 | L Body | J De Pater | 20-107 | \$52,000 | 0.093 | 1981 12 |
| Norw. Vill | 08 | 04 | A Pettit | C & M Parkhill | 20-112 | \$50,000 | 0.198 | 1986 10 |
| Norw. Vill | 08 | 04 | Vermeersch Land Development Inc. | MC Hajdu | 20-115 | \$235,000 | 0.365 | 1983 02 |
| Norw. Vill | 08 | 04 | J & A Van Oorspronk | C & L Jeary | 20-119 | \$57,000 | 0.198 | 1987 05 |
| Norw. Vill | 08 | 04 | GW & CG Stickles | JW & SL Arn | 20-121 | \$42,600 | 0.166 | 1986 05 |
| Norw. Vill | 08 | 04 | LA Stubbs | GW & CG Stickles | 20-121 | \$36,500 | 0.166 | 1984 03 |
| Norw. Vill | 08 | 04 | GW & CG Stickles | C & WKM Vanderspek | 20-12101 | \$11,000 | 0.166 | 1986 04 |
| Norw. Vill | 08 | 04 | K & K Webber | G Sutton & A Redhead | 20-123 | \$56,000 | 0.198 | 1987 04 |
| Norw. Vill | 08 | 04 | PA Wood | KF & KE Webber | 20-123 | \$42,000 | 0.077 | 1981 07 |
| Norw. Vill | 08 | 04 | AA Feth | SE Cassidy & JAM Morris | 20-124 | \$48,000 | 0.061 | 1986 01 |
| Norw. Vill | 08 | 04 | D Stone | DW & NJ Warboys | 20-129 | \$30,000 | 0.069 | 1986 02 |
| Norw. Vill | 08 | 04 | I Alexander | R & A Williams | 20-130 | \$44,000 | 0.198 | 1986 11 |
| Norw. Vill | 08 | 04 | A & B Robillard | P Pigden | 20-134 | \$48,000 | 0.069 | 1983 02 |
| Norw. Vill | 08 | 04 | F. Heerschap | DM & SE White | 20-13401 | \$53,000 | 0.073 | 1985 12 |
| Norw. Vill | 08 | 04 | RC & CM Freeman | M Lam | 20-13402 | \$52,500 | 0.069 | 1981 07 |
| Norw. Vill | 08 | 04 | C Vanderspek | TJ & SD Jones | 20-149 | \$32,000 | 0.109 | 1980 09 |
| Norw. Vill | 08 | 04 | WKM Vanderspek | JM & HI McNally | 20-14901 | \$58,900 | 0.093 | 1985 10 |
| Norw. Vill | 08 | 04 | L Body | D & G Boyle | 20-163 | \$32,000 | 0.243 | 1980 09 |
| Norw. Vill | 08 | 04 | RW & NJ Rachar | Fidlin Pontiac Buick Ltd. | 20-17201 | \$22,000 | 0.041 | 1981 08 |
| Norw. Vill | 08 | 04 | N Fidlin | R & H Desplenter | 20-17202 | \$35,000 | 0.049 | 1983 08 |
| Norw. Vill | 08 | 04 | G Reeves | N Fidlin | 20-17202 | \$30,000 | 0.049 | 1981 08 |
| Norw. Vill | 08 | 04 | R & H Knight | R & D Thompson | 20-17312 | \$66,000 | 0.198 | 1986 07 |
| Norw. Vill | 08 | 04 | J Jull | D & N Barnim | 20-174 | \$72,000 | 0.198 | 1987 05 |
| Norw. Vill | 08 | 04 | EE Palmer | C Hyndman & CM Buller | 20-175 | \$57,000 | 0.806 | 1982 07 |
| Norw. Vill | 08 | 04 | E DeMontmorency | GM & HE Eaton | 20-184 | \$33,000 | 0.077 | 1985 06 |
| Norw. Vill | 08 | 04 | R & A Shearing | JD & EL Roberts | 20-185 | \$22,500 | 0.073 | 1980 08 |
| Norw. Vill | 08 | 04 | R & A Williams | K & K Webber | 20-186 | \$65,000 | 0.198 | 1987 02 |
| Norw. Vill | 08 | 04 | A & C Armstrong | D & S Eddy | 20-187 | \$22,000 | 0.198 | 1987 05 |
| Norw. Vill | 08 | 04 | KW & KL Mitchell | R & B Morgan | 20-188 | \$44,000 | 0.198 | 1987 06 |
| Norw. Vill | 08 | 04 | CM Brooks, D Sanderson, Exec | CG & AM Armstrong | 20-188 | \$28,500 | 0.077 | 1984 05 |
| Norw. Vill | 08 | 04 | BC & JC Bailey, Exec to CE Bailey | JW Lowes & EJ Waud | 20-191 | \$12,500 | 0.093 | 1985 05 |
| Norw. Vill | 08 | 04 | C.M.H.C. | JC Bailey | 20-192 | \$25,000 | 0.105 | 1981 06 |
| Norw. Vill | 08 | 04 | DAA & BM Cormier | SR & MA McKim | 20-201 | \$45,000 | 0.365 | 1983 05 |
| Norw. Vill | 08 | 04 | KWF & G Van Brugge | RT & BJ Edgeworth | 20-20101 | \$53,500 | 0.198 | 1984 10 |
| Norw. Vill | 08 | 04 | A Wardell | WH & WH Pas | 20-20102 | \$46,900 | 0.101 | 1983 07 |
| Norw. Vill | 08 | 04 | D & N Barnim | K & L Bickell | 20-203 | \$72,500 | 0.198 | 1987 06 |
| Norw. Vill | 08 | 04 | | J & N Miles | 20-205 | \$35,500 | 0.198 | 1987 05 |

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FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-----|-----|--------------------------|----------------------------|----------|-----------|----------|---------|
| Norw. Vill | 08 | 04 | ND Fidlin | GC & DA Groulx | 20-207 | \$25,000 | 0.073 | 1986 03 |
| Norw. Vill | 08 | 04 | TD & SC Losee | KW Thorne | 20-211 | \$51,000 | 0.065 | 1985 05 |
| Norw. Vill | 08 | 04 | MJ & DA Guthrie | HD & FE Arthur | 20-21201 | \$40,000 | 0.065 | 1983 01 |
| Norw. Vill | 08 | 04 | DJ & MG Smith | REO & HAJ Stickle | 20-21402 | \$60,000 | 0.065 | 1985 07 |
| Norw. Vill | 08 | 04 | PJ & RM Hurley | DJ & MG Smith | 20-21402 | \$55,000 | 0.065 | 1981 06 |
| Norw. Vill | 08 | 04 | RB & JE Sibbick | PJ & RM Hurley | 20-21402 | \$53,500 | 0.065 | 1980 04 |
| Norw. Vill | 08 | 04 | R & B Harrison | L & K Griswold | 20-21501 | \$74,000 | 0.198 | 1987 05 |
| Norw. Vill | 08 | 04 | PG Pybus by Att. RA Coad | RS & BD Harrison | 20-21501 | \$42,000 | 0.089 | 1985 08 |
| Norw. Vill | 08 | 04 | G & M Wavell | S Taylor | 20-21502 | \$57,500 | 0.198 | 1987 06 |
| Norw. Vill | 08 | 04 | JT & HE Moore | DA & ML Pick | 20-21503 | \$40,300 | 0.045 | 1986 05 |
| Norw. Vill | 08 | 04 | RA & LV Fleming | JT & HE Moore | 20-21503 | \$28,000 | 0.045 | 1983 04 |
| Norw. Vill | 08 | 04 | WP & BA Varga | D Waud | 20-21602 | \$45,500 | 0.049 | 1980 10 |
| Norw. Vill | 08 | 04 | N & CD Stam | SW & JH Cox | 20-221 | \$28,000 | 0.057 | 1985 10 |
| Norw. Vill | 08 | 04 | A Lisson | K Hamulecki | 20-221 | \$35,000 | 0.057 | 1985 06 |
| Norw. Vill | 08 | 04 | D & M Pick | JT & HE Moore | 20-223 | \$35,000 | 0.073 | 1986 05 |
| Norw. Vill | 08 | 04 | W & A Zandbergen | RH Heleniak | 20-22501 | \$70,000 | 0.113 | 1985 09 |
| Norw. Vill | 08 | 04 | J & GH Scholten | RJ & MJ Davidson | 20-226 | \$106,000 | 0.122 | 1986 04 |
| Norw. Vill | 08 | 04 | JG & MG Lynch | J & MH Scholten | 20-226 | \$78,000 | 0.122 | 1982 08 |
| Norw. Vill | 08 | 04 | C Keough | GC & CI Henderson | 20-228 | \$31,000 | 0.122 | 1980 07 |
| Norw. Vill | 08 | 04 | O Gare Estate | TW & DA Lee | 20-229 | \$43,000 | 0.105 | 1982 10 |
| Norw. Vill | 08 | 04 | D Lee | R & S Lee | 20-230 | \$24,147 | 0.198 | 1986 07 |
| Norw. Vill | 08 | 04 | R & S Fachie | DA Lee | 20-230 | \$45,000 | 0.101 | 1982 08 |
| Norw. Vill | 08 | 04 | RD & BM Griswold | GN Griffin | 20-232 | \$36,000 | 0.117 | 1985 07 |
| Norw. Vill | 08 | 04 | Royal Bank of Canada | RD & BM Griswold | 20-232 | \$35,000 | 0.117 | 1983 01 |
| Norw. Vill | 08 | 04 | DJ & MG Smith | RW & CA Longthorne | 20-232 | \$40,000 | 0.117 | 1981 06 |
| Norw. Vill | 08 | 04 | G & J French | D Thompson & M Litton | 20-234 | \$52,000 | 0.198 | 1986 07 |
| Norw. Vill | 08 | 04 | E & M Douglas | C & G Baxter | 20-235 | \$80,900 | 0.198 | 1987 06 |
| Norw. Vill | 08 | 04 | C.M.H.C. | HD & MH Herring | 20-236 | \$26,500 | 0.069 | 1981 08 |
| Norw. Vill | 08 | 04 | C.M.H.C. | WE & WA White | 20-238 | \$19,000 | 0.069 | 1982 09 |
| Norw. Vill | 08 | 04 | IC Fish | WJ & FA McDonald | 20-243 | \$37,500 | 0.093 | 1983 11 |
| Norw. Vill | 08 | 04 | D Peers | R Munro | 20-244 | \$55,000 | 0.198 | 1987 12 |
| Norw. Vill | 08 | 04 | J Hopkins Estate | D Peers | 20-244 | \$30,000 | 0.093 | 1982 12 |
| Norw. Vill | 08 | 04 | FA & CL Kozuch | JH & CA Ebertt | 20-246 | \$40,000 | 0.093 | 1986 06 |
| Norw. Vill | 08 | 04 | Scotia Covenanters Ltd. | MJ & DA Guthrie | 20-247 | \$30,000 | 0.085 | 1983 01 |
| Norw. Vill | 08 | 04 | RD & JL Harrison | WN & J Ward | 30-001 | \$42,500 | 0.215 | 1985 10 |
| Norw. Vill | 08 | 04 | EM Farrell | RD Harrison & JL Ashkanase | 30-001 | \$33,000 | 0.215 | 1980 06 |
| Norw. Vill | 08 | 04 | JW & SY Alexander | LG & H Crumback | 30-00401 | \$45,000 | 0.045 | 1983 06 |
| Norw. Vill | 08 | 04 | HM Miller | JA & FW Bartindale | 30-01301 | \$62,000 | 0.069 | 1986 03 |
| Norw. Vill | 08 | 04 | AB & MM Smith | C & VM Van Vliet | 30-015 | \$42,500 | 0.093 | 1982 04 |
| Norw. Vill | 08 | 04 | J. Van Vliet | JW & BA Esseltine | 30-01501 | \$59,000 | 0.093 | 1985 05 |
| Norw. Vill | 08 | 04 | SR & MA McKim | KB DeCooman | 30-017 | \$32,500 | 0.101 | 1984 05 |
| Norw. Vill | 08 | 04 | D & M Davis | W & N Collins | 30-011 | \$35,000 | 0.198 | 1987 06 |
| Norw. Vill | 08 | 04 | G Hanson | J & WJ Don | 30-011 | \$55,000 | 0.093 | 1980 05 |

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FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|---------------|-----|-----|------------------------------------|-----------------------|----------|-----------|----------|---------|
| Norw. Vill 08 | 04 | | GP Attlebery | BJ & IM McKiernan | 30-028 | \$75,500 | 0.053 | 1985 07 |
| Norw. Vill 08 | 04 | | JJ & JE Sarafinchin | JL & BF Esseltine | 30-033 | \$33,250 | 0.057 | 1983 10 |
| Norw. Vill 08 | 04 | | KJ Tolman | JR & KA Hugs | 30-038 | \$43,500 | 0.089 | 1985 11 |
| Norw. Vill 08 | 04 | | LE Tolman | JM & SL Edgeworth | 30-042 | \$46,000 | 0.085 | 1985 05 |
| Norw. Vill 08 | 04 | | E Wiles | N Fidlín | 30-047 | \$32,500 | 0.198 | 1987 01 |
| Norw. Vill 08 | 04 | | G & S Bowerman | R Pollard & L Riches | 30-051 | \$39,000 | 0.198 | 1987 03 |
| Norw. Vill 08 | 04 | | D Hastings | J & J Vandelinde | 30-058 | \$55,000 | 0.101 | 1986 07 |
| Norw. Vill 08 | 04 | | DH Boyle | DE Hastings, in Trust | 30-058 | \$57,093 | 0.097 | 1985 11 |
| Norw. Vill 08 | 04 | | M & C Van Vliet | PW & SMC Nadeau | 30-059 | \$58,000 | 0.109 | 1986 05 |
| Norw. Vill 08 | 04 | | Victoria & Grey Trust Co. | M & C Van Vliet | 30-059 | \$33,000 | 0.109 | 1982 12 |
| Norw. Vill 08 | 04 | | DH Cullinan | AA Van der Spek | 30-062 | \$36,000 | 0.101 | 1985 12 |
| Norw. Vill 08 | 04 | | VJ Cullinan Estate | J & M Kisiel | 30-063 | \$34,250 | 0.198 | 1986 11 |
| Norw. Vill 08 | 04 | | V & M Ward | C & P Hollerman | 30-065 | \$9,500 | 0.198 | 1987 03 |
| Norw. Vill 08 | 04 | | V & M Ward | C & P Hollerman | 30-065 | \$9,500 | 0.198 | 1987 03 |
| Norw. Vill 08 | 04 | | KB Pearce | VW & MY Ward | 30-065 | \$61,000 | 0.198 | 1986 08 |
| Norw. Vill 08 | 04 | | WA & LC Davis | RB Hall & NR Werby | 30-068 | \$53,000 | 0.081 | 1985 05 |
| Norw. Vill 08 | 04 | | VCP Barber, formerly VCP Robertson | DR & CM Moore | 30-069 | \$60,000 | 0.077 | 1980 01 |
| Norw. Vill 08 | 04 | | OB Hetherington | WG & KM Bell | 30-070 | \$40,000 | 0.077 | 1983 05 |
| Norw. Vill 08 | 04 | | AH & AE Sanders | R & CA Tokarz | 30-071 | \$65,000 | 0.150 | 1986 02 |
| Norw. Vill 08 | 04 | | P & D Hager | AHM Sanders | 30-071 | \$43,000 | 0.150 | 1981 05 |
| Norw. Vill 08 | 04 | | H & MA Scholten | DG & PM Patchett | 30-07101 | \$128,500 | 0.198 | 1986 10 |
| Norw. Vill 08 | 04 | | J Scholten Estate | H Scholten | 30-07101 | \$80,000 | 0.122 | 1980 11 |
| Norw. Vill 08 | 04 | | W & W Pas | P & C Kuivenhoven | 30-105 | \$66,500 | 0.198 | 1987 04 |
| Norw. Vill 08 | 04 | | JE Mitchell | SG & ME Griffin | 30-106 | \$62,000 | 0.130 | 1986 03 |
| Norw. Vill 08 | 04 | | R & B Stone | KE & DM Homewood | 30-108 | \$36,000 | 0.093 | 1985 05 |
| Norw. Vill 08 | 04 | | PA Hilgert | B & A Klyn | 30-113 | \$37,500 | 0.162 | 1984 10 |
| Norw. Vill 08 | 04 | | G & S Debus | J & M Borges | 30-114 | \$63,000 | 0.198 | 1987 02 |
| Norw. Vill 08 | 04 | | K & L Rickell | D & P Catell | 30-123 | \$44,000 | 0.198 | 1986 12 |
| Norw. Vill 08 | 04 | | D & MJ Warboys | KL & LM Rickell | 30-123 | \$40,000 | 0.069 | 1980 09 |
| Norw. Vill 07 | 05 | | D & M Barter | W & C Farkas | 30-12301 | \$56,000 | 0.198 | 1986 11 |
| Norw. Vill 07 | 05 | | JR Woods Estate | DH & M Barter | 30-12301 | \$44,000 | 0.198 | 1985 06 |
| Norw. Vill 08 | 04 | | DA Grieco | CG & DE Judd | 30-12501 | \$43,000 | 0.073 | 1983 09 |
| Norw. Vill 08 | 04 | | M & W & K Davison | V Sutherland | 30-12801 | \$53,500 | 0.093 | 1986 08 |
| Norw. Vill 08 | 04 | | RR & GLE Harris | GLE Harris | 30-129 | \$8,000 | 0.081 | 1982 03 |
| Norw. Vill 08 | 04 | | EM Jacques | JW & ME Fidlín | 30-130 | \$73,500 | 0.162 | 1980 11 |
| Norw. Vill 08 | 04 | | MJ Ryckman (Estate) | PA Koppert | 30-13401 | \$56,500 | 0.073 | 1985 10 |
| Norw. Vill 08 | 04 | | FL Ficht Estate | WK Ficht | 30-135 | \$20,000 | 0.085 | 1983 02 |
| Norw. Vill 08 | 04 | | GW Van De Byl | AA & A Veldesgraaf | 30-137 | \$31,000 | 0.081 | 1985 08 |
| Norw. Vill 08 | 04 | | SH & AJ Wiedrick | JW & JA Vande Byl | 30-137 | \$30,000 | 0.081 | 1983 03 |
| Norw. Vill 08 | 04 | | DR DeMontmorency | SH & AJ Wiedrick | 30-137 | \$35,000 | 0.081 | 1982 10 |
| Norw. Vill 08 | 04 | | AFH & BM Webber | N & P Collins | 30-138 | \$34,500 | 0.081 | 1980 08 |
| Norw. Vill 08 | 04 | | A.C. Pollard by Att. J.I. Pollard | ADG & JM Winrow | 30-141 | \$20,000 | 0.069 | 1986 04 |
| Norw. Vill 08 | 04 | | BA MacDonald | AP & LM Pinter | 30-151 | \$30,000 | 0.000 | 1984 06 |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-----|------|-----------------------|-------------------------|----------|-----------|----------|---------|
| Norw. Vill | 08 | 04 | L Body & R Harris | R Harris | 30-152 | \$41,000 | 1.130 | 1982 05 |
| Norw. Vill | 08 | 04 | C Roelandt & H Tanghe | G & K Brewer | 30-15501 | \$45,000 | 0.506 | 1987 04 |
| Norw. Vill | 08 | 04 | D & A Van DeRyl | R & M Jull | 30-16101 | \$58,000 | 0.198 | 1987 12 |
| Norw. Vill | 08 | 04 | PW Klyn | PW Klyn & CJ Pels | 30-165 | \$42,500 | 0.085 | 1980 01 |
| Norw. Vill | 08 | 04 | J & S Styles | K Robillard | 30-168 | \$39,500 | 0.198 | 1987 04 |
| Norw. Vill | 08 | 04 | J & P Pike | D & M Davis | 30-169 | \$50,000 | 0.198 | 1987 06 |
| Norw. Vill | 08 | 04 | P & J Dendekker | GS DeCooman & KV Cayley | 30-171 | \$33,000 | 0.122 | 1982 09 |
| Norw. Vill | 08 | 04 | NR Lusk | WP & A Klyn | 30-179 | \$45,000 | 0.182 | 1980 04 |
| Norw. Vill | 08 | 04 | JC & JE Henderson | RT Slegers | 30-182 | \$48,000 | 0.126 | 1985 09 |
| Norw. Vill | 08 | 04 | B George | W & R Davidson | 30-183 | \$22,000 | 0.198 | 1986 11 |
| Norw. Vill | 08 | 04 | E & D & C Daniels | C Roddin & J Denison | 30-185 | \$40,000 | 0.198 | 1987 02 |
| Norw. Vill | 08 | 04 | Engeneski Farms Ltd. | Castle Ceramics Ltd. | 30-186 | \$180,000 | 0.433 | 1986 12 |
| Norw. Vill | 08 | 04 | H Wagner | G & S Bowerman | 30-188 | \$42,000 | 0.198 | 1987 03 |
| Norw. Vill | 08 | 04 | IM Rachar | H Wagner | 30-188 | \$36,900 | 0.085 | 1980 06 |
| N. Norwich | 14 | 06 | W & M Pollard | J & W Adams | 10-03001 | \$65,000 | 0.198 | 1986 07 |
| N. Norwich | 05 | 06 | L & L Ferraro | H & M Scholten | 10-03901 | \$26,500 | 0.198 | 1987 05 |
| N. Norwich | 10 | 06 | R & H Gillespie | R Tresze & J Martin | 10-051 | \$62,000 | 0.198 | 1987 01 |
| N. Norwich | 11 | 06 | J & W Erkelens | RE & BVJ Saunders | 10-055 | \$40,000 | 0.393 | 1984 09 |
| N. Norwich | 11 | 06 | L Anderson | R & M Ladbroke | 10-12103 | \$67,500 | 0.198 | 1986 11 |
| N. Norwich | 08 | 05 | HM Hines | O & M Thamnavongsa | 10-12106 | \$44,000 | 0.150 | 1984 08 |
| N. Norwich | 08 | 05 | W Thorne | MR & CN Chapple | 10-134 | \$35,000 | 0.081 | 1984 05 |
| N. Norwich | 66 | Gore | B & I McKierman | D & H Van Esch | 10-149 | \$63,000 | 5.873 | 1985 08 |
| N. Norwich | 01 | 05 | RK Bucholtz | GC & CI Henderson | 10-15001 | \$68,000 | 0.810 | 1980 09 |
| N. Norwich | 04 | 05 | V & J Poole | W & B DeRover | 10-162 | \$58,000 | 1.418 | 1986 11 |
| N. Norwich | 04 | 05 | D Briggs | BI Sauer | 10-16501 | \$85,000 | 1.175 | 1984 05 |
| N. Norwich | 05 | 05 | J Charlton | L Van Esh | 10-167 | \$20,000 | 0.186 | 1986 09 |
| N. Norwich | 05 | 05 | O & A Deleeuw | JP McNally & DA Bruce | 10-170 | \$84,000 | 0.729 | 1986 04 |
| N. Norwich | 06 | 05 | BG & TA Hakkenberg | H & T Skledar | 10-175 | \$80,000 | 0.830 | 1980 06 |
| N. Norwich | 06 | 05 | V Sutherland | J & D Morris | 10-179 | \$47,000 | 0.101 | 1986 08 |
| N. Norwich | 10 | 05 | DR DeMontmorency | JE Mitchell & HE Davis | 10-186 | \$86,000 | 0.373 | 1985 12 |
| N. Norwich | 10 | 05 | TE & HA Hanson | SH & AJ Wiedrick | 10-186 | \$85,000 | 0.373 | 1981 04 |
| N. Norwich | 10 | 05 | P Vanderwal | D & G Bridgett | 10-19601 | \$100,000 | 0.405 | 1986 12 |
| N. Norwich | 04 | 04 | LW & MA Kovacs | M & FR Den Dekker | 10-20001 | \$95,000 | 0.429 | 1985 11 |
| N. Norwich | 04 | 04 | GL & WHM Vermeersch | LW & MA Kovacs | 10-20001 | \$149,000 | 0.429 | 1983 05 |
| N. Norwich | 07 | 04 | RA & JM Spek | RM & LR de Plancke | 10-231 | \$55,000 | 0.122 | 1983 08 |
| N. Norwich | 08 | 04 | RJ Alexander | S & S Crosby | 10-238 | \$45,000 | 0.097 | 1981 08 |
| N. Norwich | 08 | 04 | WB Ryckman | BJ Alexander | 10-238 | \$44,000 | 0.097 | 1980 03 |
| N. Norwich | 8/9 | 04 | R & M Jull | L & D Boyce | 10-243 | \$85,000 | 2.159 | 1987 02 |
| N. Norwich | 11 | 04 | RE & MH Storey | WC & M Droogers | 10-24901 | \$33,400 | 0.340 | 1985 09 |
| N. Norwich | 11 | 04 | A Wylie | J & K Felder | 10-250 | \$43,000 | 1.620 | 1986 12 |
| N. Norwich | 12 | 04 | MM McKie | CS Tupper & TL Davis | 10-253 | \$28,000 | 0.275 | 1985 05 |
| N. Norwich | 06 | 03 | K & J Pauw | KG & NC McNight | 20-00801 | \$85,000 | 2.835 | 1986 04 |
| N. Norwich | 07 | 03 | H & A Noorlander | RG & YA Vanneste | 20-01401 | \$85,000 | 0.765 | 1986 05 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|-----------|-----|-----|---|------------------------------|----------|-----------|----------|---------|
| N.Norwich | 07 | 03 | A & M Smith | W & M Bell | 20-018 | \$65,000 | 0.198 | 1987 04 |
| N.Norwich | 08 | 03 | Canada Trust Co., in trust | KC & HC Avey | 20-021 | \$85,000 | 0.296 | 1985 10 |
| N.Norwich | 08 | 03 | CJ & JE Horvath | Canada Trust Co. | 20-021 | \$90,500 | 0.296 | 1985 08 |
| N.Norwich | 08 | 03 | Wm DeJong Enterprises Inc. | Wm & MMJ DeJong | 20-022 | \$10,000 | 0.308 | 1985 12 |
| N.Norwich | 08 | 03 | HJ Alexander | Wm. De Jong Enterprises Ltd. | 20-022 | \$10,000 | 0.308 | 1983 07 |
| N.Norwich | 08 | 03 | MWY Alexander | JF & LD Feyen | 20-023 | \$10,000 | 0.308 | 1983 07 |
| N.Norwich | 08 | 03 | G Petersen Ltd. | MWY Alexander | 20-023 | \$9,225 | 0.308 | 1981 10 |
| N.Norwich | 08 | 03 | CS Petersen | HJ Alexander | 20-023 | \$9,225 | 0.308 | 1981 10 |
| N.Norwich | 08 | 03 | D & A Scholten | C Green | 20-032 | \$285,000 | 6.306 | 1986 09 |
| N.Norwich | 08 | 03 | Avco Financial Services Realty Ltd. & AA Scholten | E & Y Dow | 20-032 | \$190,000 | 6.318 | 1984 10 |
| N.Norwich | 08 | 03 | B & J Haggith | JC & SS Sumsion | 20-037 | \$67,000 | 1.215 | 1986 08 |
| N.Norwich | 01 | 03 | LA & AJ Spachman | LA & AJ Spachman | 20-043 | \$69,500 | 0.360 | 1986 06 |
| N.Norwich | 01 | 03 | RT & BJ Edgeworth | LA & AJ Spachman | 20-043 | \$66,000 | 0.360 | 1984 09 |
| N.Norwich | 07 | 02 | NB Cassidy | Wm Lenhardt & CD Jamieson | 20-069 | \$57,000 | 0.344 | 1984 01 |
| N.Norwich | 09 | 02 | CR & SD Gillespie | LL & JA Raper | 20-073 | \$56,000 | 0.810 | 1983 06 |
| N.Norwich | 07 | 02 | M Bates | G & N McCurdy | 20-088 | \$55,050 | 0.198 | 1986 10 |
| N.Norwich | 09 | 02 | R Jansen | W Mehaffy & M Pfeifer | 20-09001 | \$77,000 | 0.198 | 1987 04 |
| N.Norwich | 07 | 01 | CR & ML Hutchinson | A Korevaar & C Rietveld | 20-102 | \$60,000 | 0.174 | 1986 06 |
| N.Norwich | 08 | 01 | G Malcolm | G & J Fishback | 20-111 | \$83,000 | 0.198 | 1987 06 |
| N.Norwich | 02 | 01 | B & B Chapple | W & J Ramey | 20-115 | \$63,500 | 0.198 | 1987 03 |
| N.Norwich | 04 | 01 | G Van De Scheur | D & M Ben | 20-118 | \$112,000 | 0.203 | 1987 06 |
| N.Norwich | 05 | 01 | DL McConkey | DR Lees & LE Coghlan | 20-121 | \$22,000 | 0.405 | 1985 12 |
| N.Norwich | 05 | 01 | J Woodhouse | DL McConkey | 20-121 | \$22,000 | 0.405 | 1981 12 |
| N.Norwich | 07 | 01 | WN & J Ward | WG & CJ Harkes | 20-126 | \$75,000 | 0.405 | 1985 11 |
| N.Norwich | 08 | 01 | DL & SM Ferris | KJ Kelly | 20-128 | \$68,000 | 0.174 | 1986 06 |
| N.Norwich | 08 | 01 | SW & BB Blancher | FF Claessens | 20-131 | \$51,000 | 0.709 | 1986 06 |
| N.Norwich | 08 | 01 | H Desplenter | SW Blancher & BB Shier | 20-131 | \$39,000 | 0.709 | 1983 08 |
| N.Norwich | 17 | 03 | A & LM Blackmore | WG Scheurman | 30-001 | \$65,000 | 1.418 | 1986 06 |
| N.Norwich | 28 | 03 | NC & TM Mulder | DD & MR Avey | 30-016 | \$64,000 | 0.405 | 1983 10 |
| N.Norwich | 22 | 02 | F & M Peters | W & H Bouwheer | 30-041 | \$170,000 | 0.834 | 1980 02 |
| N.Norwich | 28 | 02 | SJ Banbury | CA Moodie | 30-050 | \$57,000 | 0.231 | 1986 04 |
| N.Norwich | 21 | 02 | S & K White | M MacDonald | 30-061 | \$67,000 | 0.198 | 1986 08 |
| N.Norwich | 21 | 02 | AJ & DJ Kondracki | SB & KL White | 30-061 | \$54,500 | 0.227 | 1986 04 |
| N.Norwich | 21 | 02 | K & DA Cornish | W DeJong | 30-062 | \$47,000 | 0.405 | 1982 01 |
| N.Norwich | 22 | 02 | P & M Holinaty | RB & E Piper | 30-068 | \$83,800 | 0.231 | 1981 05 |
| N.Norwich | 22 | 01 | B Barnim | AB & LV Barnim | 30-09401 | \$16,000 | 0.405 | 1981 10 |
| N.Norwich | 22 | 01 | DW Feick | B Barnum | 30-09401 | \$16,000 | 0.405 | 1980 10 |
| N.Norwich | 22 | 01 | GRS Henry | P & ME Pope | 30-095 | \$67,000 | 0.425 | 1984 11 |
| N.Norwich | 22 | 01 | E & AD Van Manen | E & JH Van Ravenswaay | 30-114 | \$75,000 | 0.373 | 1984 07 |
| N.Norwich | 11 | 09 | J Wolfe | C & K Hutcheson | 30-292 | \$32,000 | 0.198 | 1986 10 |
| N.Norwich | 22 | 06 | GJ & M Mynders | HC & GM Van Woerden | 40-034 | \$77,500 | 2.025 | 1985 05 |
| N.Norwich | 22 | 05 | CW Siple | LA Siple | 40-07301 | \$75,800 | 0.231 | 1985 12 |
| N.Norwich | 23 | 04 | C Castanette | RL & CL Peal | 40-10102 | \$70,000 | 0.365 | 1985 01 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-----|-----|-----------------------------------|--------------------------|----------|----------|----------|---------|
| N. Norwich | 23 | 04 | BL Tait | C Caskanette | 40-10102 | \$67,000 | 0.365 | 1984 06 |
| N. Norwich | 26 | 04 | T & D Van Deuveren | TG & A Klyn | 40-10401 | \$85,000 | 1.677 | 1985 03 |
| N. Norwich | 16 | 01 | L Longthorne | J & T Vande Scheur | 50-066 | \$30,000 | 0.170 | 1986 10 |
| N. Norwich | 16 | 01 | BD & BA Knott | RW Longthorne | 50-066 | \$30,000 | 0.170 | 1985 07 |
| N. Norwich | 16 | 01 | D & J McKay | W & C Wight | 50-067 | \$75,000 | 0.198 | 1987 02 |
| N. Norwich | 16 | 01 | KE Glover | DW & JL McKay | 50-067 | \$46,500 | 0.203 | 1983 03 |
| N. Norwich | 14 | 01 | RN & D Moore | RA & SR Shelley | 50-092 | \$40,000 | 0.093 | 1985 05 |
| N. Norwich | 14 | 01 | LV Smith | RJP & SL Meloche | 50-096 | \$35,000 | 0.267 | 1980 07 |
| N. Norwich | 14 | 02 | CS Dennis | F & JJ Koopman | 50-107 | \$20,000 | 0.211 | 1981 05 |
| N. Norwich | 14 | 02 | CA & BA Hulet | RD Stubbe & H Ryl | 50-11302 | \$58,000 | 0.198 | 1985 01 |
| N. Norwich | 14 | 02 | JWS & HW Otten | CA & BA Hulet | 50-11302 | \$55,000 | 0.198 | 1983 07 |
| N. Norwich | 14 | 02 | JP & BJL Ficht | T Van Hierden | 50-11303 | \$87,000 | 0.385 | 1985 03 |
| N. Norwich | 14 | 02 | M & C Van Vliet | JP & BJL Ficht | 50-11303 | \$82,000 | 0.385 | 1980 09 |
| N. Norwich | 14 | 02 | P Overeem | PD & JE Smith | 50-115 | \$78,000 | 0.186 | 1986 05 |
| N. Norwich | 14 | 01 | G Kennerley | DL Vermeersch | 50-130 | \$22,500 | 0.203 | 1985 04 |
| N. Norwich | 14 | 01 | RH King & AC Counsell | LY Schaafsma | 50-13201 | \$11,750 | 0.401 | 1980 12 |
| N. Norwich | 14 | 01 | CMHC | EG & HJ Krygsman | 50-13203 | \$25,000 | 0.324 | 1984 01 |
| N. Norwich | 14 | 01 | WK & SH Davidson | M Louttet | 50-13203 | \$38,000 | 0.324 | 1982 06 |
| N. Norwich | 14 | 01 | CM Hajdu | DL Vermeersch | 50-133 | \$30,000 | 0.174 | 1984 12 |
| N. Norwich | 14 | 01 | WM & JG Lenhardt | JE & CG Beecraft | 50-134 | \$45,500 | 0.162 | 1980 01 |
| N. Norwich | 14 | 01 | DK & MA Archer | A & W Burgers | 50-13401 | \$66,000 | 0.122 | 1985 03 |
| N. Norwich | 14 | 01 | J & SM Niit | RN & DM Moore | 50-13402 | \$66,500 | 0.122 | 1985 05 |
| N. Norwich | 15 | 01 | MJ Emigh | J & JK Holden | 50-139 | \$27,000 | 0.105 | 1984 06 |
| N. Norwich | 15 | 01 | B & L Edwards | J & D Van Asselt | 50-14501 | \$98,000 | 0.198 | 1987 05 |
| N. Norwich | 15 | 01 | HJ & M Syrier | BA & LL Edwards | 50-14501 | \$86,000 | 0.223 | 1986 05 |
| N. Norwich | 15 | 01 | C & J Butyn | JL & K Veres | 50-14502 | \$92,500 | 0.223 | 1985 09 |
| N. Norwich | 14 | 01 | DE Jones | DM Dalton | 50-153 | \$40,000 | 0.332 | 1985 11 |
| N. Norwich | 14 | 01 | TH & G De Jongh | DL Vermeersch | 50-155 | \$50,000 | 1.215 | 1985 08 |
| N. Norwich | 14 | 01 | AL & AM McCabe | AJ Maaskant | 50-157 | \$49,000 | 1.013 | 1985 02 |
| N. Norwich | 14 | 01 | M & C Jamieson | E & O Douma | 50-160 | \$61,000 | 0.198 | 1983 07 |
| N. Norwich | 14 | 01 | C & J Van Blyderveen | Monte Arbre Farms Inc. | 50-161 | \$15,000 | 0.203 | 1984 07 |
| N. Norwich | 14 | 01 | C & J Van Blyderveen | DR & LJ Kemp | 50-16101 | \$15,000 | 0.203 | 1983 03 |
| N. Norwich | 14 | 01 | G & J Ryksen & T Vanescheur | A & S Markvoort | 50-163 | \$79,000 | 2.722 | 1986 07 |
| N. Norwich | 14 | 01 | J & W Ryksen | G & JMW Overeem | 50-16301 | \$85,000 | 0.470 | 1986 03 |
| N. Norwich | 15 | 02 | M Louttet | J & K Sharpe | 50-176 | \$53,000 | 0.198 | 1987 06 |
| N. Norwich | 15 | 02 | KA Quintin | MB Louttet | 50-176 | \$38,000 | 0.203 | 1985 08 |
| N. Norwich | 15 | 02 | MC Dennis Estate | RC & CM Freeman | 50-178 | \$23,500 | 0.117 | 1985 03 |
| N. Norwich | 15 | 02 | H & C Van Dyk | N Warner & M Tremaine | 50-186 | \$48,500 | 0.198 | 1986 09 |
| N. Norwich | 14 | 02 | G & D & W Robillard | M Thompson | 50-191 | \$38,300 | 0.239 | 1986 08 |
| N. Norwich | 14 | 02 | R & E Johnson | A & Y Snyder | 50-192 | \$53,500 | 1.195 | 1986 08 |
| N. Norwich | 14 | 02 | JM & M Leslie | RR Van Bommel & BM Knott | 50-194 | \$54,000 | 0.198 | 1984 06 |
| N. Norwich | 14 | 02 | JE Kelly | JM Leslie & M Wells | 50-194 | \$40,000 | 0.198 | 1981 12 |
| N. Norwich | 14 | 01 | N Penny & S Rutherford & A Bailey | L & H Vanderweerd | 50-200 | \$75,000 | 0.198 | 1987 03 |

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FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-------|-----|----------------------------------|--------------------------|------------|-----------|----------|---------|
| N. Norwich | 15 | 02 | H & R Van Lagen | Z & R Vucenovic | 50-21001 | \$111,500 | 0.198 | 1987 05 |
| N. Norwich | 15 | 02 | J & DT Mulder | H Van Lagen & R Koudys | 50-21001 | \$63,000 | 0.194 | 1982 06 |
| N. Norwich | 15 | 02 | H & G De Blicke | J & A Hanson | 50-21201 | \$78,000 | 0.198 | 1986 10 |
| N. Norwich | 15 | 02 | JGK & MR Smith | BG & TA Hakkenberg | 50-21203 | \$13,000 | 0.231 | 1986 06 |
| N. Norwich | 15 | 02 | MR Smith | MJ Roth | 50-21204 | \$11,500 | 0.247 | 1985 07 |
| N. Norwich | 15 | 02 | TS & TL Sherman | RA & SJ Pilkey | 50-213 | \$40,000 | 0.373 | 1986 01 |
| N. Norwich | 26 | 05 | Gaston Vermeersch Co. Ltd. | R & C Juli | n/a | \$104,250 | 0.000 | 1986 08 |
| S. Norwich | 01 | 11 | RL & JC Heath | JW Whall | 10-006 | \$55,000 | 0.344 | 1985 05 |
| S. Norwich | 5/6 | 11 | N Wilson | W Mackenzie | 10-008 | \$42,600 | 0.324 | 1986 08 |
| S. Norwich | 07 | 07 | W & S Wavell | K & D Longthorne | 20-022 | \$65,000 | 0.198 | 1987 06 |
| S. Norwich | 07 | 07 | G & D Tupper | F Haggith & M Murray | 20-023 | \$42,000 | 0.198 | 1987 04 |
| S. Norwich | 07 | 07 | D & J Freeman | H & T Rosewarne | 20-025 | \$66,000 | 0.101 | 1986 12 |
| S. Norwich | 09 | 08 | P & D Finch | J & R Thompson | 20-044 | \$57,000 | 0.198 | 1987 05 |
| S. Norwich | 07 | 08 | F Sherman | D & T Ecker | 20-053 | \$38,000 | 0.522 | 1986 09 |
| S. Norwich | 11 | 10 | B & MH Vande Brink | TM & DL Pottelberg | 20-080 | \$40,500 | 0.198 | 1984 05 |
| S. Norwich | 11 | 10 | L & D Vaspori | RN & MC Marshall | 20-08001 | \$29,000 | 0.127 | 1985 01 |
| S. Norwich | 09 | 10 | H & M Justus | L Weis & D Dempsey | 20-084 | \$87,500 | 0.198 | 1987 06 |
| S. Norwich | 09 | 10 | M & P Smith | W Weinberger & T Hickman | 20-09001 | \$65,000 | 0.198 | 1986 09 |
| S. Norwich | 07 | 11 | E & D Deklerck | P & J Vanderwal | 20-12501 | \$78,500 | 0.846 | 1986 11 |
| S. Norwich | 12 | 12 | J Kovacs | E & F & J Ladosz | 20-13101 | \$65,000 | 0.818 | 1987 06 |
| S. Norwich | 11 | 09 | DJ & SM Hussey | CR & ML Hutchinson | 30-00401/2 | \$95,000 | 0.186 | 1986 06 |
| S. Norwich | 11 | 09 | R Picknell | DJ & SM Hussey | 30-00402 | \$14,000 | 0.101 | 1982 11 |
| S. Norwich | 10 | 08 | MB Barnim Estate | HH & VV Pauli | 30-00802 | \$52,000 | 0.101 | 1981 08 |
| S. Norwich | 10 | 09 | ML & SM DeBruyne | G & ME Lamoure | 30-014 | \$35,000 | 0.198 | 1986 02 |
| S. Norwich | 11 | 09 | 477070 Ontario Ltd. | AW & WS Armstrong | 30-023 | \$33,000 | 0.109 | 1985 11 |
| S. Norwich | 11 | 09 | Mortgage Insurance Co. of Canada | H Vandenbrink | 30-023 | \$27,500 | 0.109 | 1982 12 |
| S. Norwich | 11 | 09 | Beneficial Realty | JAL Lamoureux | 30-033 | \$20,000 | 0.081 | 1984 11 |
| S. Norwich | 11 | 09 | 407923 Ontario Ltd. | J & T Bertrand | 30-034 | \$25,000 | 0.101 | 1983 12 |
| S. Norwich | 11 | 09 | EI Pearce Estate | WD & FM Hamilton | 30-036 | \$37,000 | 0.198 | 1980 06 |
| S. Norwich | 11 | 09 | GW Childs by F Prouse Exec. | WM & C Sanders | 30-050 | \$40,000 | 0.223 | 1983 11 |
| S. Norwich | 11 | 09 | M Lee | P & B Gignac | 30-051 | \$63,000 | 0.198 | 1987 03 |
| S. Norwich | 11 | 09 | E Leach & M Ward | L & N Anderson | 30-052 | \$53,000 | 0.101 | 1987 06 |
| S. Norwich | 11 | 09 | R & D Butler | BA & EC Janssens | 30-054 | \$46,000 | 0.198 | 1982 11 |
| S. Norwich | 12 | 08 | J & J Countryman | J Corkeil & J Kirktown | 30-060 | \$51,000 | 0.198 | 1987 06 |
| S. Norwich | 14/15 | 08 | J Foris Jr. | B & B Rodgers | 30-061 | \$41,000 | 0.198 | 1986 08 |
| S. Norwich | 11 | 08 | TD & GE Ryder | RA & KL Esseltine | 30-064 | \$50,500 | 0.198 | 1984 06 |
| S. Norwich | 11 | 08 | C & T Verouden | S & C Toth | 30-065 | \$50,000 | 0.097 | 1986 10 |
| S. Norwich | 11 | 08 | WJ & JA Kuchar | CH Verouden | 30-066 | \$37,000 | 0.198 | 1982 11 |
| S. Norwich | 11 | 09 | ML Ryder | RJ & KE McMann | 30-074 | \$34,500 | 0.198 | 1981 07 |
| S. Norwich | 10 | 09 | HC & FL Hussey | AC Hussey | 30-079 | \$15,793 | 0.122 | 1984 09 |
| S. Norwich | 11 | 08 | J & S Durkee | LW & JL Sherman | 30-081 | \$43,000 | 0.198 | 1980 01 |
| S. Norwich | 13 | 09 | J Sanders | P Dupras & M Beattie | 30-089 | \$47,000 | 0.198 | 1987 05 |
| S. Norwich | 13 | 09 | I Howse | J Sanders | 30-089 | \$25,000 | 0.198 | 1986 07 |

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FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

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|---------------|-----|-----|-------------------------------------|-------------------------------|----------|-----------|----------|---------|
| S. Norwich 13 | 09 | | AN McElhone | ME Rusnak | 30-090 | \$43,100 | 0.446 | 1983 11 |
| S. Norwich 11 | 09 | | DL Pennington | MC Hajdu | 30-103 | \$25,200 | 0.198 | 1983 05 |
| S. Norwich 11 | 09 | | L Armstrong Estate | JCM Van Bommel | 30-108 | \$34,000 | 0.466 | 1980 03 |
| S. Norwich 11 | 09 | | N Gleason | R & J King | 30-111 | \$32,500 | 0.190 | 1980 07 |
| S. Norwich 11 | 09 | | F & D Pinnoy | W Sanders | 30-114 | \$25,000 | 0.198 | 1986 03 |
| S. Norwich 11 | 09 | | E Briggs | LT & CJ Lewis | 30-122 | \$18,000 | 0.093 | 1985 10 |
| S. Norwich 11 | 09 | | M Kilpatrick Estate | PJ Groeneveld & C Toonen | 30-137 | \$35,000 | 0.215 | 1980 11 |
| S. Norwich 10 | 08 | | J Whitehead & J Grant | P & J Pinnoy | 30-141 | \$46,000 | 0.198 | 1987 02 |
| S. Norwich 10 | 08 | | J & R Thompson | C & J Reeves | 30-147 | \$100,000 | 0.122 | 1987 05 |
| S. Norwich 10 | 08 | | J Hendrika Van Den Brink Estate | CE & NE Davis | 30-14901 | \$108,000 | 0.122 | 1985 02 |
| S. Norwich 10 | 08 | | L Ash | JH Vandenbrink | 30-155 | \$42,000 | 0.101 | 1980 06 |
| S. Norwich 11 | 09 | | C & S Rachar | PA & ML Saunders | 30-156 | \$49,500 | 0.101 | 1986 10 |
| S. Norwich 10 | 08 | | D Leeming | B & A Brady | 30-156 | \$26,000 | 0.101 | 1983 12 |
| S. Norwich 10 | 08 | | HL Leeming Estate | DR Leeming | 30-160 | \$26,000 | 0.198 | 1987 01 |
| S. Norwich 10 | 08 | | A & M Sommer | D & S Finch | 30-160 | \$18,500 | 0.101 | 1980 07 |
| S. Norwich 10 | 08 | | JB Arthur | AH Sommer & M Velhove | 30-162 | \$34,500 | 0.198 | 1986 08 |
| S. Norwich 10 | 08 | | A McGiligan | WGD & DL Stone | 30-167 | \$34,000 | 0.122 | 1982 08 |
| S. Norwich 11 | 09 | | K & S Smith | TD Morris | 30-168 | \$19,900 | 0.093 | 1984 05 |
| S. Norwich 11 | 09 | | CMHC | W & C Redman | 30-188 | \$49,000 | 0.198 | 1987 06 |
| S. Norwich 11 | 09 | | N & J McMullen | R & S Houze | 30-199 | \$25,000 | 0.105 | 1982 09 |
| S. Norwich 13 | 09 | | L Savill | R & S Lewis | 30-202 | \$36,750 | 0.077 | 1986 05 |
| S. Norwich 11 | 09 | | AE Kramer Estate | JH Vanderweerd | 30-209 | \$53,000 | 0.198 | 1986 11 |
| S. Norwich 13 | 09 | | Michael Ash Construction Limited | G & S Davis | 30-209 | \$30,000 | 0.198 | 1986 08 |
| S. Norwich 13 | 09 | | M & D Reecroft | Michael Ash Construction Ltd. | 30-21403 | \$41,000 | 0.198 | 1981 09 |
| S. Norwich 11 | 09 | | GE & AM Lee | PF & SJ Hokke | 30-216 | \$57,000 | 0.198 | 1987 01 |
| S. Norwich 11 | 09 | | J & P Davis | R & S Davis | 30-216 | \$45,000 | 0.348 | 1985 05 |
| S. Norwich 11 | 09 | | JE & WH Scott | JL & PG Davis | 30-218 | \$29,900 | 0.113 | 1981 06 |
| S. Norwich 11 | 09 | | JC & A Robinson | RD & MJ Scott | 30-222 | \$35,500 | 0.142 | 1982 02 |
| S. Norwich 11 | 09 | | GB Nobbs by B Hamilton (Exec.) | DD Clifford & CM Jansen | 30-225 | \$82,500 | 0.198 | 1987 06 |
| S. Norwich 11 | 09 | | L Pettigrew | M & G Wavell | 30-231 | \$35,000 | 0.093 | 1986 06 |
| S. Norwich 11 | 09 | | DA & TL Ecker | P & A Dyck | 30-231 | \$22,000 | 0.093 | 1982 07 |
| S. Norwich 11 | 09 | | Royal Trust Corp. | DA & TL Ecker | 30-231 | \$34,000 | 0.093 | 1980 02 |
| S. Norwich 11 | 09 | | James Lowell Body | DH & KJ Robillard | 30-233 | \$13,000 | 0.101 | 1982 09 |
| S. Norwich 11 | 09 | | A Cole | R & L Zimmer | 30-237 | \$92,250 | 0.211 | 1985 03 |
| S. Norwich 11 | 08 | | G & M Hagerman | AE & GM Wilkins | 30-23702 | \$65,000 | 0.101 | 1985 12 |
| S. Norwich 11 | 09 | | CA & EM Scott | A & J Belan | 30-251 | \$20,000 | 0.101 | 1981 12 |
| S. Norwich 10 | 08 | | Avco Financial Services Realty Ltd. | R & L Letoile | 30-253 | \$75,000 | 0.134 | 1987 02 |
| S. Norwich 10 | 08 | | W Allen & M O'Hearn | G & E Cooke | 30-254 | \$27,000 | 0.304 | 1980 03 |
| S. Norwich 11 | 08 | | AE & RJ & RA Picknell | DW Groeneveld | 30-25402 | \$75,000 | 0.203 | 1986 04 |
| S. Norwich 11 | 08 | | HH Batson Estate | DJ & ML Ruder | 30-261 | \$70,000 | 0.198 | 1987 06 |
| S. Norwich 11 | 08 | | J & S Pettersen | I Smith | 30-261 | \$49,900 | 0.113 | 1985 04 |
| S. Norwich 11 | 08 | | BE & MJ Hodgson | S Robinson & J Petersen | 30-269 | \$31,000 | 0.12 | 1984 06 |
| S. Norwich 11 | 09 | | R & M Gaugill | GA & MH Hill | | | | |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|---------------|-----|-----|------------------------------------|-------------------------------|----------|-----------|----------|---------|
| S. Norwich 11 | | 09 | B & P Parr | A Oliver | 30-272 | \$100,000 | 0.198 | 1986 07 |
| S. Norwich 21 | | 09 | FA & E Broad | C Lee & B Decoopman | 30-272 | \$36,900 | 0.198 | 1984 07 |
| S. Norwich 11 | | 09 | A Venner | BS & PJ Parr | 30-272 | \$13,000 | 0.198 | 1983 07 |
| S. Norwich 11 | | 09 | Michael Ash Construction Ltd. | K DeRoo | 30-279 | \$61,500 | 0.085 | 1981 04 |
| S. Norwich 11 | | 09 | GE & LE Stone | DS Arthur & CA Rock | 30-281 | \$39,000 | 0.122 | 1985 06 |
| S. Norwich 11 | | 09 | M Harris | J Whitehead & J Grant | 30-283 | \$87,000 | 0.101 | 1987 02 |
| S. Norwich 13 | | 09 | FA & DT Lane | JD Furlong & DR Smith | 30-286 | \$39,500 | 0.057 | 1984 04 |
| S. Norwich 11 | | 09 | CD & SL Rachar | CD Richardson & CA Furlong | 30-289 | \$14,000 | 0.198 | 1980 08 |
| S. Norwich 11 | | 09 | L & T Hill | R & D Haggith | 30-290 | \$38,000 | 0.198 | 1986 10 |
| S. Norwich 11 | | 09 | Michael Ash Construction Ltd. | LR & TI Hill | 30-290 | \$35,500 | 0.198 | 1980 08 |
| S. Norwich 11 | | 09 | LT Clifford | Michael Ash Construction Ltd. | 30-294 | \$33,000 | 0.198 | 1980 02 |
| S. Norwich 11 | | 09 | ME Rusnak | HL & AC Wells | 30-303 | \$35,000 | 0.198 | 1984 01 |
| S. Norwich 11 | | 09 | LG & SJ Dedecker | SW & CL Wilson | 30-303 | \$49,000 | 0.113 | 1985 05 |
| S. Norwich 11 | | 09 | Bank of Montreal | LG & SJ Dedecker | 30-303 | \$43,000 | 0.113 | 1984 04 |
| S. Norwich 11 | | 09 | Michael Ash Construction Ltd. | LT & P Clifford | 30-305 | \$50,750 | 0.101 | 1980 02 |
| S. Norwich 11 | | 09 | L & AM Uberig | W & CM Sanders | 30-30504 | \$51,700 | 0.101 | 1984 11 |
| S. Norwich 11 | | 09 | BL Ward | L & AM Uberig | 30-30504 | \$47,000 | 0.101 | 1982 09 |
| S. Norwich 10 | | 08 | L Ash | RL & JL Richardson | 30-307 | \$52,000 | 0.194 | 1982 08 |
| S. Norwich 15 | | 07 | KH & BJ Glysz | N & CD Stam | 30-32101 | \$68,000 | 1.215 | 1984 05 |
| S. Norwich 18 | | 07 | K & G Van Bruggs | R & L Rosehart | 40-00301 | \$78,500 | 0.198 | 1986 11 |
| S. Norwich 18 | | 07 | WH & WH Pas | KWF & G Van Geertruida | 40-00301 | \$65,900 | 0.648 | 1983 07 |
| S. Norwich 28 | | 08 | RM Conroy | WmH & BL Nowell | 40-04303 | \$41,000 | 1.162 | 1985 08 |
| S. Norwich 28 | | 08 | FN & B Lonsbury | RM Conroy | 40-04303 | \$36,500 | 1.162 | 1983 07 |
| S. Norwich 28 | | 08 | BJ & MR Gill | D & G Silverthorn | 40-04304 | \$15,500 | 0.770 | 1984 06 |
| S. Norwich 22 | | 08 | GL & MJ Scott | RE & VA Cyr | 40-054 | \$39,000 | 0.101 | 1986 06 |
| S. Norwich 22 | | 08 | D Wright | JK & NU Bergen | 40-058 | \$26,000 | 0.093 | 1984 01 |
| S. Norwich 21 | | 08 | MA Broad by EJ Bill & D Broad | WE & DL Riley | 40-059 | \$46,500 | 0.069 | 1984 02 |
| S. Norwich 22 | | 08 | DL & M Burke | EM & WP Kennedy | 40-064 | \$53,500 | 0.126 | 1986 06 |
| S. Norwich 22 | | 08 | W & B Rosehart | DL & MS Burke | 40-064 | \$45,000 | 0.126 | 1984 04 |
| S. Norwich 22 | | 08 | R Nace | B & L Brown | 40-066 | \$40,500 | 0.198 | 1987 03 |
| S. Norwich 19 | | 05 | W Hamulecki | JJ Ortnier | 40-06801 | \$55,000 | 0.405 | 1986 05 |
| S. Norwich 19 | | 05 | JJ & MG Ortnier by Shore Wilkinson | W Hamulecki | 40-06801 | \$40,000 | 0.405 | 1982 11 |
| S. Norwich 22 | | 08 | W & W Waite | RD & DM Melanson | 40-069 | \$20,000 | 0.081 | 1982 05 |
| S. Norwich 21 | | 08 | PM & DB Schott | RH Hayward Jr. & CM Parkin | 40-077 | \$25,000 | 0.101 | 1984 03 |
| S. Norwich 21 | | 08 | Royal Bank of Canada | PC & DL Mabey | 40-079 | \$28,500 | 0.097 | 1982 08 |
| S. Norwich 21 | | 08 | D Kohl | J & M DeSousa | 40-081 | \$67,000 | 0.198 | 1987 06 |
| S. Norwich 21 | | 08 | E & T Crofts | NE Meron & CA Hudson | 40-087 | \$53,000 | 0.486 | 1985 12 |
| S. Norwich 21 | | 08 | D & C Avey | E & T Crofts | 40-087 | \$43,000 | 0.486 | 1984 07 |
| S. Norwich 21 | | 08 | C McElhone | J & K McElhone | 40-091 | \$20,000 | 0.198 | 1986 09 |
| S. Norwich 21 | | 08 | N & C Crooker | EM & VJ Haley | 40-094 | \$42,000 | 0.207 | 1984 04 |
| S. Norwich 21 | | 09 | MD Fleming | RS Turnbull | 40-096 | \$22,000 | 0.263 | 1982 07 |
| S. Norwich 21 | | 09 | SA Webster | SM Ghesquiere | 40-10202 | \$17,500 | 0.198 | 1981 03 |
| S. Norwich 21 | | 09 | JA Palmer | JR & SA Breit | 40-109 | \$67,000 | 0.101 | 1984 12 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-----|-----|----------------------------|----------------------------|----------|-----------|----------|---------|
| S. Norwich | 21 | 09 | MG & MW Elleil | WR & LF Helsdon | 40-113 | \$24,800 | 0.073 | 1983 06 |
| S. Norwich | 21 | 09 | J Freeman | J & G Bouwers | 40-115 | \$59,000 | 0.198 | 1986 10 |
| S. Norwich | 21 | 09 | WA & FE Mowat | WA & MG Friesen | 40-117 | \$95,000 | 0.154 | 1984 06 |
| S. Norwich | 21 | 09 | R & T Jordan | A & E Bailey | 40-119 | \$45,000 | 0.069 | 1986 05 |
| S. Norwich | 21 | 09 | DD & JA Stewart | TD & RE Jordan | 40-119 | \$43,500 | 0.069 | 1985 03 |
| S. Norwich | 21 | 09 | I Jones | CL Houseworth | 40-124 | \$36,000 | 0.101 | 1981 11 |
| S. Norwich | 21 | 09 | RA Townsend | AV Fox | 40-125 | \$29,000 | 0.081 | 1985 04 |
| S. Norwich | 21 | 09 | J Helsdon | GR & CJ Smith | 40-127 | \$59,000 | 0.134 | 1984 08 |
| S. Norwich | 21 | 09 | JC & MM Taylor | DK & CM Ketchabaw | 40-128 | \$63,000 | 0.162 | 1986 04 |
| S. Norwich | 21 | 09 | JA & L Rachar | DD & JA Stewart | 40-129 | \$40,500 | 0.101 | 1980 07 |
| S. Norwich | 21 | 09 | GW Anderson & SL Westbrook | JC & MM Taylor | 40-129 | \$46,000 | 0.101 | 1980 01 |
| S. Norwich | 21 | 09 | C & W Vanderspek | PD & CL Wardle | 40-131 | \$34,900 | 0.057 | 1984 03 |
| S. Norwich | 22 | 09 | F Raymond Estate | C & WM Vanderspek | 40-131 | \$29,000 | 0.057 | 1980 09 |
| S. Norwich | 21 | 09 | L Way | MR & H St. Gelais | 40-132 | \$28,000 | 0.041 | 1985 09 |
| S. Norwich | 21 | 09 | M & WJ & JB Stroud | GA & CL McCurdy | 40-133 | \$36,000 | 0.041 | 1983 07 |
| S. Norwich | 21 | 09 | TM & T Langrell Jr. | A & L Kendall | 40-134 | \$38,500 | 0.198 | 1980 07 |
| S. Norwich | 21 | 09 | S & H Barzo | J & D Wilson | 40-139 | \$63,000 | 0.324 | 1981 04 |
| S. Norwich | 22 | 09 | MA & PK Smith | CM & M Boeder | 40-141 | \$28,000 | 0.211 | 1985 06 |
| S. Norwich | 22 | 09 | TJ & JM Barham | W Bouweher & G Lettice | 40-145 | \$42,000 | 0.113 | 1986 06 |
| S. Norwich | 22 | 09 | MH Hicks Estate | WE Haley | 40-154 | \$43,000 | 0.113 | 1985 07 |
| S. Norwich | 22 | 09 | JK & ME Veltman | GR & SJ Hynes | 40-155 | \$39,000 | 0.433 | 1981 05 |
| S. Norwich | 20 | 08 | AM & DL Maes | RJJ & VL Redling | 40-164 | \$35,000 | 0.324 | 1985 08 |
| S. Norwich | 20 | 09 | D & AA Scholten | GW & LS Harkes | 40-17701 | \$132,000 | 0.162 | 1984 10 |
| S. Norwich | 20 | 09 | AA Scholten | DN Scholten & JD Dendekker | 40-178 | \$30,000 | 1.968 | 1986 05 |
| S. Norwich | 20 | 09 | D & L Cheney | R Gee | 40-183 | \$49,900 | 0.198 | 1987 06 |
| S. Norwich | 27 | 09 | M & J Carroll | R & J Hutchinson | 40-191 | \$97,000 | 0.405 | 1987 05 |
| S. Norwich | 18 | 10 | G & M Vandenbrink | B & M Vandenbrink | 50-00501 | \$48,000 | 0.198 | 1986 11 |
| S. Norwich | 18 | 10 | M & M Boulby | GR & M Vandenbrink | 50-00501 | \$34,000 | 0.198 | 1981 03 |
| S. Norwich | 26 | 10 | A & S Burwell | L & C Phipps | 50-022 | \$67,000 | 1.499 | 1987 04 |
| S. Norwich | 27 | 10 | RG & LR Thompson | TJM & MM Smith | 50-027 | \$53,000 | 0.308 | 1985 07 |
| S. Norwich | 26 | 10 | M De Cloet | R & J Fuller | 50-042 | \$79,000 | 0.198 | 1987 06 |
| S. Norwich | 26 | 10 | AG & E Swinimer | MA DeCloet | 50-042 | \$58,900 | 0.126 | 1985 06 |
| S. Norwich | 26 | 10 | L Scott | F & A Muhi | 50-043 | \$64,000 | 0.178 | 1984 05 |
| S. Norwich | 20 | 10 | EW & RL DeBus | J & K Bartsch | 50-050 | \$10,000 | 0.251 | 1985 10 |
| S. Norwich | 20 | 10 | EW DeBus | FJ & AL Hopkins | 50-051 | \$25,000 | 0.198 | 1983 10 |
| S. Norwich | 20 | 10 | EW DeBus | JE & M O'Toole | 50-051 | \$25,000 | 0.198 | 1982 07 |
| S. Norwich | 26 | 10 | B & R Noels | J & D Gunn | 50-058 | \$40,000 | 1.470 | 1986 11 |
| S. Norwich | 27 | 10 | M Boeder | FJ & LG Kitchinghan | 50-081 | \$63,000 | 0.389 | 1985 09 |
| S. Norwich | 24 | 11 | A Hutcheson | M & C Hutcheson | 50-09601 | \$30,000 | 0.203 | 1987 05 |
| S. Norwich | 23 | 12 | JF Gray Estate | C & M Balazs | 50-15301 | \$103,000 | 0.567 | 1984 04 |
| S. Norwich | 27 | 12 | G & M Kunderman | LW & J Post | 50-162 | \$77,000 | 0.198 | 1985 11 |
| S. Norwich | 27 | 12 | M & GG Verscheure Estate | JE & KA McDonald | 50-16301 | \$68,000 | 0.198 | 1986 05 |
| S. Norwich | 27 | 12 | NP & NM Portelance | E Gillyery | 50-167 | \$35,000 | 0.198 | 1980 07 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|---------------|-----|-----|-------------------|-----------------------|----------|-----------|----------|---------|
| S. Norwich 28 | 28 | 12 | JE & LJ Prince | J & J Cerna | 50-185 | \$73,000 | 0.198 | 1981 04 |
| S. Norwich 28 | 28 | 12 | W & J Jenney | J Harvey & E Rutledge | 50-18501 | \$60,000 | 0.198 | 1987 03 |
| S. Norwich 28 | 28 | 12 | H Buranyi | J & I Zahorak | 50-193 | \$76,500 | 0.198 | 1987 06 |
| S. Norwich 28 | 28 | 12 | DW Hutchison | AF & NM Chipps | 50-193 | \$35,000 | 0.198 | 1982 07 |
| S. Norwich 27 | 27 | 12 | M & Y Deketelaere | A & D Piron | 50-203 | \$147,000 | 0.198 | 1987 03 |
| S. Norwich 18 | 18 | 12 | CMHC | DA & WH Atkinson | 50-216 | \$43,000 | 2.734 | 1985 09 |

TABLE B

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|-----------|-----|-----|-------------------------------------|---------------------------------|----------|----------|----------|---------|
| E.Oxford | 5/6 | 01 | Albion Insurance Co. of Canada | JRG Blais | 10-030 | \$25,000 | 0.871 | 1986 09 |
| E.Oxford | 06 | 01 | H.M.Q. | BL Skillings | 10-058 | \$12,350 | 0.324 | 1987 01 |
| E.Oxford | 07 | 01 | DA King | P & AEE Atkinson | 10-084 | \$27,000 | 0.859 | 1980 08 |
| E.Oxford | 01 | 01 | C & SW Beyer | RB & JR Hawkins | 10-09701 | \$35,000 | 4.066 | 1987 02 |
| E.Oxford | 03 | 01 | HM McLeod | P Van Kooten | 10-101 | \$26,000 | 2.633 | 1986 11 |
| E.Oxford | 05 | 02 | H.M.Q. | WN Skillings | 10-14102 | \$28,200 | 13.624 | 1987 01 |
| E.Oxford | 04 | 06 | JC & M Trainor | DW Golton & AA Brouwer | 20-043 | \$30,000 | 1.620 | 1980 10 |
| E.Oxford | 07 | 07 | DL Vermeersch | J MacKaay | 20-07902 | \$19,800 | 1.997 | 1985 03 |
| E.Oxford | 07 | 07 | KM & KC Desai | DV & DL Vermeersch | 20-07902 | \$28,000 | 1.997 | 1980 07 |
| E.Oxford | 21 | 06 | RJ Swance | N & VD Karalis | 40-03501 | \$25,500 | 1.754 | 1986 06 |
| E.Oxford | 12 | 01 | SM O'Brien | JEN & LM Greentree | 50-006 | \$13,500 | 2.025 | 1985 10 |
| E.Oxford | 13 | 03 | R Maloney | E & T Whittman | 50-071 | \$20,000 | 3.949 | 1987 06 |
| E.Oxford | 12 | 04 | DGS Management Cons. Limited | C Sibley | 50-07802 | \$90,000 | 0.198 | 1987 01 |
| E.Oxford | 12 | 04 | W Wood | DGS Management Consultants Ltd. | 50-07802 | \$14,200 | 0.203 | 1986 05 |
| E.Oxford | 13 | 04 | W Gofton | L & S Adkin | 50-09903 | \$23,500 | 0.198 | 1986 08 |
| E.Oxford | 12 | 04 | S Miles | J & M Kennedy | 50-10902 | \$11,500 | 0.417 | 1982 12 |
| E.Oxford | 10 | 04 | K Armstrong | JH & JL Cornell | 50-11501 | \$27,500 | 0.689 | 1986 05 |
| Norw.Vill | 08 | 04 | N Suprun | J Leitch | 10-034 | \$73,539 | 0.198 | 1987 01 |
| Norw.Vill | 08 | 04 | M Joosse | WC Ormston & MA Couwenberg | 10-12401 | \$26,000 | 0.105 | 1985 02 |
| Norw.Vill | 08 | 04 | Meroving Ltd. | RG & TA Hakkenberg | 10-12401 | \$15,000 | 0.105 | 1980 06 |
| Norw.Vill | 08 | 04 | H Payne | A Mitchell & N McIlvenna | 10-139 | \$12,000 | 0.065 | 1987 05 |
| Norw.Vill | 08 | 04 | D Demontmorency | RD Payne | 10-139 | \$10,000 | 0.198 | 1985 10 |
| Norw.Vill | 08 | 04 | D Demontmorency | HE Payne | 10-139 | \$10,000 | 0.198 | 1985 10 |
| Norw.Vill | 08 | 04 | P Van Brugge | D & A Boeder | 10-142 | \$18,000 | 0.065 | 1982 06 |
| Norw.Vill | 08 | 04 | J Suprun | D Leitch | 10-145 | \$9,500 | 0.198 | 1987 06 |
| Norw.Vill | 08 | 04 | T Witts | MJ McCall & DD DeGrootte | 10-178 | \$24,000 | 0.069 | 1981 12 |
| Norw.Vill | 08 | 04 | Scotia Mortgage Corporation | WR & CA Wilson | 10-180 | \$20,000 | 0.117 | 1984 05 |
| Norw.Vill | 08 | 04 | Victoria & Grey Trust Co. | KJ & TL Bowers | 10-193 | \$18,000 | 0.109 | 1982 11 |
| Norw.Vill | 08 | 04 | HE Jr & B Payne | G Binkley | 10-203 | \$34,000 | 0.069 | 1982 12 |
| Norw.Vill | 08 | 04 | WD Excavating Ltd. | RS Deming | 20-023 | \$7,000 | 0.101 | 1984 04 |
| Norw.Vill | 08 | 04 | Michael Ash Construction Ltd. | W D Excavating Ltd. | 20-023 | \$6,000 | 0.101 | 1982 05 |
| Norw.Vill | 08 | 04 | RM & JE Pick | Vermeersch Land Dev. Inc. | 20-115 | \$28,000 | 0.365 | 1980 02 |
| Norw.Vill | 08 | 04 | District Trust Co. | K Hamulecki & A. Lisson | 20-148 | \$35,000 | 5.314 | 1983 11 |
| Norw.Vill | 08 | 04 | J Craig | FW & AI Fisk | 20-195 | \$15,500 | 0.417 | 1981 04 |
| Norw.Vill | 08 | 04 | Currah Feed Co. Ltd. | N Fidlin | 20-214 | \$5,300 | 0.555 | 1986 07 |
| Norw.Vill | 08 | 04 | IW & SG Sprague | PG & GM Sprague | 30-040 | \$37,000 | 0.243 | 1981 10 |
| Norw.Vill | 08 | 04 | HMQ Rep. by Min. of Gov't. Services | H & J Schut Construction Ltd. | 30-041 | \$26,400 | 1.270 | 1981 08 |
| Norw.Vill | 08 | 04 | Stuart House Products Ltd. | West Taylor Bickle Ltd. | 30-10101 | \$20,000 | 0.328 | 1981 10 |
| Norw.Vill | 08 | 04 | MA Moore Estate | GD Moore | 30-12124 | \$12,500 | 0.081 | 1981 09 |
| Norw.Vill | 08 | 04 | H Peers | J Roeder | 30-161 | \$11,000 | 0.198 | 1987 06 |
| N.Norwich | 07 | 06 | Imperial Oil Ltd. | R Davidson | 10-044 | \$31,500 | 0.373 | 1981 11 |
| N.Norwich | 10 | 05 | A Wiedrick | H & B Payne | 10-187 | \$20,000 | 0.198 | 1987 05 |
| N.Norwich | 11 | 05 | Cold Springs Farm Ltd. | J Vermeersch | 10-18901 | \$9,600 | 0.198 | 1987 06 |

APPENDIX F-2

Morehouse Economic Planning Consultants

PRINT DATE: Oct-87

TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | DATE |
|------------|-----|-----|------------------------|-------------------------------------|----------|----------|----------|---------|
| N. Norwich | 08 | 02 | R & M & M Storey | C & M Joosse | 20-08901 | \$10,000 | 1.081 | 1986 09 |
| N. Norwich | 08 | 02 | RE & MH Storey | RE & MH & MH Storey | 20-08901 | \$10,000 | 1.215 | 1986 04 |
| N. Norwich | 08 | 01 | F Ferris | W & K Gehring | 20-10801 | \$25,000 | 0.198 | 1986 11 |
| N. Norwich | 28 | 03 | G Taylor | NC Mulder & TM Schinkel | 30-016 | \$20,000 | 0.405 | 1980 06 |
| N. Norwich | 12 | 01 | GR Harris | J & M Timmermans | 50-05801 | \$9,000 | 0.369 | 1982 12 |
| N. Norwich | 14 | 01 | R & D Nant | G Koetsier | 50-124 | \$11,000 | 0.198 | 1987 01 |
| N. Norwich | 14 | 01 | BD & BA Knott | RJ & DL Nant | 50-124 | \$10,000 | 0.174 | 1985 06 |
| N. Norwich | 14 | 01 | V Quintin | BD & BA Knott | 50-124 | \$8,000 | 0.174 | 1982 11 |
| N. Norwich | 14 | 01 | R King & A Counsell | P & J Schaafsma | 50-132 | \$11,500 | 0.223 | 1986 11 |
| N. Norwich | 14 | 01 | Monta Arbre Farms Inc. | Does & Louett Construction Co. Ltd. | 50-161 | \$14,000 | 0.203 | 1987 03 |
| N. Norwich | 14 | 01 | Monta Arbre Farms Inc. | R Mott | 50-161 | \$14,000 | 0.203 | 1987 03 |
| N. Norwich | 14 | 01 | L Tribe | J & F Otten | 50-16401 | \$15,000 | 0.198 | 1986 09 |
| N. Norwich | 15 | 02 | M Smith | K & G Van Brugge | 50-21202 | \$13,000 | 0.227 | 1986 11 |
| S. Norwich | 0 | 04 | LD MacKintosh | JA McMillan | 10-01002 | \$8,500 | 0.162 | 1981 05 |
| S. Norwich | 11 | 09 | JF Walther | LA & DE Girard | 30-002 | \$10,000 | 0.365 | 1984 09 |
| S. Norwich | 11 | 09 | G Walther | R & J King | 30-00302 | \$18,000 | 0.093 | 1987 03 |
| S. Norwich | 11 | 09 | P McLaughlin | 329948 Ontario Ltd. | 30-007 | \$15,900 | 0.292 | 1984 05 |
| S. Norwich | 11 | 09 | EA & EE McLaughlin | P McLaughlin | 30-007 | \$13,000 | 0.292 | 1983 05 |
| S. Norwich | 10 | 08 | GD & CA Richardson | MN Ash | 30-15401 | \$8,000 | 0.101 | 1986 02 |
| S. Norwich | 11 | 08 | PA & HJ Fish | NR & JA McMullen | 30-217 | \$25,000 | 0.324 | 1980 02 |
| S. Norwich | 11 | 09 | M Ash | Michael Ash Construction Ltd. | 30-305 | \$14,000 | 0.101 | 1980 02 |
| S. Norwich | 14 | 08 | P & I House | DA Christo & BA Haggith | 30-33001 | \$24,000 | 0.984 | 1980 08 |
| S. Norwich | 22 | 08 | EE Barnes Estate | R & E Picknell | 40-059 | \$13,000 | 0.069 | 1983 10 |
| S. Norwich | 22 | 08 | AM Oliver | Adam Oliver Insurance Brokers | 40-109 | \$28,000 | 0.198 | 1983 11 |
| S. Norwich | 21 | 09 | DH & MA Kramer | D Kramer Tool & Die Ltd. | 40-112 | \$18,000 | 0.198 | 1983 09 |
| S. Norwich | 22 | 09 | DM & M Smith | MA & PK Smith | 40-141 | \$7,000 | 0.211 | 1982 05 |
| S. Norwich | 22 | 09 | DD Wilson | RF Wilson | 40-146 | \$18,500 | 0.101 | 1980 07 |
| S. Norwich | 22 | 09 | I Linton | M & A Walters | 40-16102 | \$7,000 | 0.142 | 1986 07 |
| S. Norwich | 21 | 10 | R & C Noels | L & D Joosse | 50-04901 | \$9,000 | 0.441 | 1987 06 |
| S. Norwich | 16 | 12 | M Kamenar Jr. | 450884 Ontario Ltd. | 50-14001 | \$9,000 | 0.251 | 1985 12 |
| S. Norwich | 16 | 12 | H Kocheler | M Kamenar Jr. | 50-14001 | \$9,000 | 0.251 | 1983 05 |

TABLE 9

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 BETWEEN 2 AND 10 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|-----------|-------|-----|------------------------------|----------------------------|----------|-----------|----------|----------------------|---------|
| E.Oxford | 01 | 01 | MJ Syrett | JD & JM Myers | 10-00201 | \$100,000 | 5.937 | \$16,843 | 1986 11 |
| E.Oxford | 01 | 01 | WR & M MacDonald | MJ & EM Syrett | 10-00201 | \$90,000 | 5.954 | \$15,117 | 1983 03 |
| E.Oxford | 06 | 01 | LJ & E Moesker | RM & DL Moesker | 10-032 | \$79,500 | 6.480 | \$12,269 | 1986 11 |
| E.Oxford | 07 | 01 | DB Bell, Est of James Hewitt | CJ & SE Plowright | 10-08404 | \$85,000 | 5.087 | \$16,710 | 1987 02 |
| E.Oxford | 06 | 06 | O Huggins | DD Ferris | 20-045 | \$34,900 | 7.290 | \$4,787 | 1985 06 |
| E.Oxford | 04 | 08 | C & P DeBlieck | WR & LM Markle | 20-097 | \$83,000 | 5.873 | \$14,134 | 1984 10 |
| E.Oxford | 17/18 | 07 | GR & JC Van Leeuwen | DJ & C Van Zeggelaar | 40-072 | \$75,000 | 5.670 | \$13,228 | 1984 03 |
| E.Oxford | 17/18 | 07 | MP Reid | GR & JC Van Leeuwen | 40-072 | \$58,000 | 5.670 | \$10,229 | 1980 09 |
| N.Norwich | 09 | 05 | Meroving Ltd. | H Jansen & JD Vande Goor | 10-076 | \$145,000 | 2.916 | \$49,726 | 1981 04 |
| N.Norwich | 10 | 04 | D Birk | D Birk & H Jagpal | 10-210 | \$105,000 | 7.493 | \$14,014 | 1987 04 |
| N.Norwich | 10 | 04 | MS Kahlon & BS Birk | BS Birk | 10-210 | \$214,000 | 7.493 | \$28,562 | 1985 11 |
| N.Norwich | 08 | 03 | JC & B St.John | E Workman | 20-053 | \$120,000 | 5.306 | \$22,618 | 1981 01 |
| N.Norwich | 18 | 02 | SL Mighton | P Overeem | 30-036 | \$85,500 | 8.910 | \$9,596 | 1986 05 |
| N.Norwich | 23 | 04 | J & J Esseltine & B Tait | S & J Esseltine | 40-10101 | \$6,000 | 2.483 | \$2,417 | 1986 07 |
| N.Norwich | 23 | 04 | JL & BF Esseltine | S & J Esseltine | 40-10101 | \$31,000 | 2.483 | \$12,487 | 1983 06 |
| N.Norwich | 14 | 01 | CF Bruck | WT Wonch & JR Willard | 50-159 | \$55,000 | 4.455 | \$12,346 | 1985 03 |
| S.Norwich | 02 | 09 | HM & BJ Holbrook | M Barendrecht & J Holbrook | 10-067 | \$65,000 | 2.390 | \$27,202 | 1983 10 |
| S.Norwich | 10 | 09 | DJ & SM Hussey | I Zimmer | 30-07501 | \$27,000 | 4.901 | \$5,510 | 1985 12 |
| S.Norwich | 19 | 07 | J & A Nap | A & K DeSouza | 40-027 | \$102,000 | 8.234 | \$12,388 | 1987 02 |
| S.Norwich | 19 | 07 | Victoria & Grey Trust Co. | J & AJ Nap | 40-027 | \$45,500 | 8.234 | \$5,526 | 1981 04 |
| S.Norwich | 26 | 10 | T & H Werner | J & D Byl | 50-046 | \$95,000 | 8.959 | \$10,604 | 1986 10 |

TABLE 10

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 BETWEEN 10 AND 20.2 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|-----------|-----|-----|------------------------------------|---------------------------------|----------|-----------|----------|----------------------|---------|
| E.Oxford | 02 | 01 | A Dona | PG & A Wierenga | 10-015 | \$130,000 | 13.770 | \$9,441 | 1986 05 |
| E.Oxford | 06 | 01 | M & B Solarz | J Heleniak | 10-03101 | \$175,000 | 10.226 | \$17,113 | 1981 07 |
| E.Oxford | 10 | 08 | A & P Hengstmengel | J & SJR Koutsaal | 20-12201 | \$125,000 | 14.297 | \$8,743 | 1984 02 |
| N.Norwich | 18 | 02 | Norman B Marshall Farms Ltd. | L Jones | 10-002 | \$50,000 | 12.587 | \$3,972 | 1986 08 |
| N.Norwich | 12 | 06 | J Erkelens | MJ Driesse | 10-058 | \$91,500 | 15.552 | \$5,883 | 1984 05 |
| N.Norwich | 12 | 04 | D Dymont | G & J Ryksen | 10-213 | \$123,000 | 20.169 | \$6,098 | 1987 04 |
| N.Norwich | 08 | 01 | DA Waud | MB, MA, M, WM, MA, & MA Godelie | 20-129 | \$105,000 | 14.985 | \$7,007 | 1980 10 |
| N.Norwich | 21 | 03 | PD Smith | RG & MH Masters | 30-025 | \$148,000 | 17.723 | \$8,351 | 1986 06 |
| N.Norwich | 28 | 06 | HD & M Shetler | GE & W Boon | 40-038 | \$175,000 | 19.845 | \$8,818 | 1982 10 |
| N.Norwich | 28 | 06 | LD Stutzman | LD & M Shetler | 40-038 | \$96,000 | 19.845 | \$4,837 | 1982 03 |
| N.Norwich | 19 | 05 | MG Ortner by Shore, Wilkinson Ltd. | K Hamulecki | 40-068 | \$142,780 | 19.845 | \$7,195 | 1982 11 |
| N.Norwich | 11 | 02 | HG & AE Vandervecht | E & A Van Manen | 50-048 | \$124,500 | 10.125 | \$12,296 | 1984 01 |
| S.Norwich | 01 | 11 | AJ & HM Wagner | DA & LJ & VE & WJ Wagner | 10-101 | \$37,500 | 10.490 | \$3,575 | 1980 05 |
| S.Norwich | 02 | 12 | PW Cutler | B & E Farms (Delhi) Inc. | 10-116 | \$450,000 | 10.125 | \$44,444 | 1985 02 |
| S.Norwich | 09 | 11 | M & DME Marchuk | HEJ & S Durlee | 20-107 | \$100,000 | 20.031 | \$4,992 | 1984 04 |
| S.Norwich | 21 | 08 | Ramer Farms Ltd. | RC & BL Smith | 40-070 | \$65,000 | 13.734 | \$4,733 | 1985 07 |

TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|-----------|-------|-----|------------------------------------|-----------------------------------|----------|-----------|----------|----------------------|---------|
| E.Oxford | 02 | 01 | K Zabian | M & M Toste | 10-013 | \$128,000 | 30.881 | \$4,145 | 1983 05 |
| E.Oxford | 02 | 01 | S & E Szalai | K Zabian | 10-013 | \$50,000 | 30.881 | \$1,619 | 1980 05 |
| E.Oxford | 02 | 03 | G Leake | E & G Attena | 10-062 | \$125,000 | 38.560 | \$3,242 | 1986 08 |
| E.Oxford | 9/10 | 01 | JT & BJ Bentum | BA & MR Scott | 10-10701 | \$115,000 | 23.498 | \$4,894 | 1987 02 |
| E.Oxford | 6/7 | 02 | TJ Triemstra | DJ Beatty | 10-117 | \$110,400 | 35.640 | \$3,098 | 1983 06 |
| E.Oxford | 04 | 03 | Farm Credit Corporation | SJ Chmiel | 10-157 | \$153,250 | 20.250 | \$7,568 | 1981 06 |
| E.Oxford | 02 | 03 | A & G Attena | J & B Wilkins | 10-162 | \$130,000 | 38.560 | \$3,371 | 1986 08 |
| E.Oxford | 04 | 03 | CR & V Depper | JT & BJ Bentum | 10-169 | \$79,000 | 40.500 | \$1,951 | 1980 04 |
| E.Oxford | 05 | 03 | T Van Hierden | FA Pruggeman | 10-170 | \$220,000 | 40.500 | \$5,432 | 1985 03 |
| E.Oxford | 01 | 04 | D & A Stubbe | J & F Rodenburg | 10-182 | \$121,000 | 20.250 | \$5,975 | 1985 07 |
| E.Oxford | 02 | 04 | DEJ Holt | SR & CA Holt | 10-185 | \$130,000 | 40.500 | \$3,210 | 1986 09 |
| E.Oxford | 09 | 05 | Canadian Imperial Bank of Commerce | JB & JA Armstrong | 20-021 | \$225,000 | 67.574 | \$3,330 | 1985 07 |
| E.Oxford | 01 | 06 | J Zabos | G & M Black | 20-038 | \$125,000 | 40.488 | \$3,087 | 1986 08 |
| E.Oxford | 02 | 06 | H & M Van Manen | SM Rutherford | 20-040 | \$225,000 | 40.500 | \$5,556 | 1982 01 |
| E.Oxford | 05 | 06 | SR Ficht | GJ & WW Pynenburg | 20-044 | \$175,000 | 40.500 | \$4,321 | 1987 03 |
| E.Oxford | 02 | 07 | EJ Lowes | DW Spierenburg & KH Rohland | 20-072 | \$100,000 | 20.250 | \$4,938 | 1986 03 |
| E.Oxford | 03 | 07 | JP & BJL Ficht | A & T Verhoef | 20-073 | \$223,300 | 40.500 | \$5,514 | 1980 09 |
| E.Oxford | 09 | 08 | C & B Lilley | A & P Hengstmengel | 20-089 | \$350,000 | 40.500 | \$8,642 | 1983 12 |
| E.Oxford | 03 | 08 | LO Thompson | DR & EM Chambers | 20-114 | \$100,000 | 23.186 | \$4,313 | 1980 01 |
| E.Oxford | 4/5 | 08 | 487223 Ontario Ltd. | J & MH McLellan | 20-115 | \$159,000 | 46.373 | \$3,429 | 1987 02 |
| E.Oxford | 06 | 08 | Homeland Farm Ltd. | CA & BA Hulet | 20-115 | \$98,000 | 20.250 | \$4,840 | 1984 03 |
| E.Oxford | 18 | 03 | J & JW Van Wyck | Searles Trailers & Equipment Ltd. | 30-022 | \$20,000 | 37.629 | \$532 | 1987 03 |
| E.Oxford | 16/17 | 05 | ED & JI Start | DW & SV Start | 40-016 | \$217,800 | 63.990 | \$3,404 | 1981 10 |
| E.Oxford | 18 | 06 | G & A Kitchen | C & W Edwards | 40-044 | \$195,000 | 38.106 | \$5,117 | 1987 05 |
| E.Oxford | 15 | 06 | S & J Ysselstein | J Ysselstein | 40-051 | \$180,000 | 68.850 | \$2,614 | 1985 10 |
| E.Oxford | 18 | 07 | CF & MM Schooley | R & A Kroesbergen | 40-071 | \$276,700 | 40.095 | \$6,901 | 1981 03 |
| E.Oxford | 21 | 08 | Murgo Farms Ltd. | WH & DJ Graham | 40-094 | \$105,000 | 40.500 | \$2,593 | 1981 04 |
| E.Oxford | 14/15 | 03 | M Bursee | G & M Bartlett | 50-062 | \$135,000 | 40.500 | \$3,333 | 1987 04 |
| E.Oxford | 13 | 04 | Couwenholm Farms Ltd. | A & AN Scherpenzeel | 50-080 | \$100,000 | 33.615 | \$2,975 | 1986 02 |
| E.Oxford | 14 | 04 | SO & AL Oakley | JP & BL Morrison | 50-101 | \$48,000 | 27.945 | \$1,718 | 1985 11 |
| E.Oxford | 13 | 04 | JA McDowell | JN & SS McDowell | 50-108 | \$200,000 | 40.500 | \$4,938 | 1983 10 |
| E.Oxford | 14 | 07 | Farm Credit Corp. | H Mereien | 50-160 | \$13,000 | 40.500 | \$321 | 1987 01 |
| E.Oxford | 13/14 | 08 | Couwenholm Farms Ltd. | A & P Couwenberg | 50-161 | \$327,025 | 68.040 | \$4,806 | 1981 02 |
| E.Oxford | 12 | 08 | JM Dinsdale | H & M Van Manen | 50-16700 | \$73,500 | 40.500 | \$1,815 | 1985 06 |
| E.Oxford | 14 | 08 | Farm Credit Corp. | AM & P Hengstmengel | 50-170 | \$125,000 | 50.625 | \$2,469 | 1981 12 |
| N.Norwich | 08 | 06 | Norman B Marshall Farms Ltd. | DR DeMontmorency | 10-018 | \$110,000 | 25.110 | \$4,381 | 1985 12 |
| N.Norwich | 04 | 06 | RV & DD DeCooman | M & J Herremann | 10-037 | \$159,500 | 20.250 | \$7,877 | 1984 02 |
| N.Norwich | 13 | 06 | G & JMW Overeem | T & J Rietveld | 10-061 | \$175,000 | 20.250 | \$8,642 | 1980 05 |
| N.Norwich | 06 | 04 | WJ Fidlin | Corwic Farms Ltd. | 10-203 | \$425,000 | 130.349 | \$3,260 | 1980 07 |
| N.Norwich | 01 | 04 | J Mott | A & D Mott | 10-220 | \$53,000 | 38.678 | \$1,370 | 1987 03 |
| N.Norwich | 06 | 04 | WK & FK Hartley | JB & KJ Palmer | 10-227 | \$225,000 | 42.323 | \$5,316 | 1980 03 |
| N.Norwich | 07 | 04 | Gaston Vermeersch Co. Ltd. | DL Vermeersch | 10-229 | \$144,000 | 36.167 | \$3,982 | 1985 08 |

TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 GREATER THAN 20.2 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|------------|-------|-----|-------------------------------------|--------------------------------|------------|-----------|----------|----------------------|---------|
| N. Norwich | 07 | 04 | GJ Goris | Gaston Vermeersch Co. Ltd. | 10-229 | \$250,000 | 36.167 | \$6,912 | 1981 07 |
| N. Norwich | 10 | 04 | PM Pigden | M Byl | 10-248 | \$100,000 | 20.250 | \$4,938 | 1983 02 |
| N. Norwich | 04 | 03 | Gaston Vermeersch Co. Ltd. | D Vermeersch Farms Ltd. | 20-048 | \$150,000 | 40.828 | \$3,674 | 1986 03 |
| N. Norwich | 08 | 03 | M Byl | A & N Lobbezoo | 20-054 | \$200,000 | 37.058 | \$5,397 | 1984 09 |
| N. Norwich | 02 | 02 | DG Patchett | D & L Arthur | 20-058/60 | \$300,000 | 23.895 | \$12,555 | 1983 09 |
| N. Norwich | 04 | 02 | JW Lockwood | E Sikma | 20-064 | \$180,000 | 40.500 | \$4,444 | 1985 09 |
| N. Norwich | 06 | 01 | V & D Ferris for MS Ferris | RE, MH, & MH Storey | 20-107 | \$203,000 | 34.425 | \$5,897 | 1984 02 |
| N. Norwich | 25 | 03 | A Mulder | T Mulder | 30-011 | \$135,000 | 39.285 | \$3,436 | 1982 12 |
| N. Norwich | 18 | 01 | GE Rood | W & CY Rood | 30-086 | \$160,000 | 60.669 | \$2,637 | 1985 05 |
| N. Norwich | 22 | 01 | RL & BJ Workman | AA Van Ravenswaay | 30-115 | \$154,000 | 20.250 | \$7,605 | 1980 12 |
| N. Norwich | 21 | 06 | LD & MN Shetler | T & D Van Deuveren | 40-03201 | \$125,000 | 36.248 | \$3,449 | 1985 04 |
| N. Norwich | 16 | 05 | DE Gingerich | MJ Miller | 40-041 | \$113,400 | 25.515 | \$4,444 | 1983 04 |
| N. Norwich | 15 | 05 | Hulet Farms Ltd. | PW Jr., & L. Krygsman | 40-059 | \$365,000 | 79.785 | \$4,575 | 1983 05 |
| N. Norwich | 20 | 05 | DM & EM Wilford | CL & CAK Utter | 40-069 | \$220,000 | 40.500 | \$5,432 | 1980 04 |
| N. Norwich | 16 | 04 | EW Dymont & BM Cowell for EM Dymont | C & J Butyn | 40-088 | \$97,000 | 20.250 | \$4,790 | 1985 11 |
| N. Norwich | 28 | 04 | G & E & W Boon | G & E Boon | 40-106 | \$48,176 | 40.500 | \$1,190 | 1986 07 |
| N. Norwich | 23 | 04 | RE Case | WD, MOJ, DG Swanton | 40-116 | \$250,000 | 50.625 | \$4,938 | 1981 04 |
| N. Norwich | 14 | 03 | FC & E Bailey | Corp. of the Twp. of Norwich | 50-025 | \$50,000 | 20.250 | \$2,469 | 1981 06 |
| N. Norwich | 13 | 03 | JL Sullivan | J & W Rykson | 50-026 | \$185,000 | 51.638 | \$3,583 | 1985 05 |
| N. Norwich | 15 | 03 | SC Van Ravenswaay | Hillpark Veal Ltd. | 50-028 | \$100,000 | 20.250 | \$4,938 | 1984 09 |
| N. Norwich | 15 | 03 | JL & DG Storey | SC Van Ravenswaay | 50-028 | \$100,000 | 20.250 | \$4,938 | 1983 09 |
| N. Norwich | 10 | 02 | WW Griffin Estate | WM & MA & MA & MAK Godelie | 50-031 | \$200,000 | 39.083 | \$5,117 | 1982 04 |
| N. Norwich | 12 | 02 | G Williams | J & A Nap | 50-032 | \$76,000 | 34.830 | \$2,182 | 1987 04 |
| N. Norwich | 16 | 02 | JL Storey | HJ & R Goor | 50-043 | \$85,000 | 39.690 | \$2,142 | 1985 12 |
| N. Norwich | 16 | 02 | DG Storey | DG & PM Patchett | 50-053 | \$36,000 | 20.250 | \$1,778 | 1985 11 |
| N. Norwich | 10 | 01 | Canada Packers Ltd. | GL Buckrell | 50-055 | \$200,000 | 40.500 | \$4,938 | 1986 04 |
| N. Norwich | 16 | 01 | Y Glover | A & A Scherpenzeel | 50-065 | \$110,000 | 52.245 | \$2,105 | 1986 08 |
| N. Norwich | 17 | 01 | Monta Arbre Farms Inc. | J Van Blydervien | 50-069 | \$150,929 | 40.500 | \$3,727 | 1987 04 |
| N. Norwich | 10 | 01 | Gaston Vermeersch Co. Ltd. | SC Utter | 50-072 | \$135,000 | 30.375 | \$4,444 | 1985 04 |
| N. Norwich | 12/13 | 01 | J Griffin | W Griffin-MacDonald | 50-078 | \$175,000 | 60.750 | \$2,881 | 1986 10 |
| S. Norwich | 04 | 09 | DJ Ryder | TD & GI & RD Ryder | 10-071 | \$90,000 | 40.500 | \$2,222 | 1986 05 |
| S. Norwich | 03 | 10 | WA & JE Hanson | HS Hanson | 10-085 | \$150,000 | 61.965 | \$2,421 | 1985 01 |
| S. Norwich | 01 | 12 | MJ O'Brien | PJ & EM O'Brien | 10-114 | \$189,000 | 40.500 | \$4,667 | 1985 07 |
| S. Norwich | 18 | 11 | Steadfast Farms Ltd. | TE Jr. & JE McDonald | 10-418/42 | \$806,475 | 65.003 | \$12,407 | 1980 03 |
| S. Norwich | 07 | 09 | AS Gilvesy | GA & B Godelie | 20-063 | \$242,275 | 20.250 | \$11,964 | 1984 02 |
| S. Norwich | 14 | 10 | J & M Vieraitis | SA & EM Miller | 20-08502 | \$80,000 | 25.029 | \$3,196 | 1986 05 |
| S. Norwich | 04 | 11 | A & E Van Hoorren | George Vankerbroeck Farms Ltd. | 20-103 | \$630,000 | 44.550 | \$14,141 | 1980 02 |
| S. Norwich | 10 | 12 | J & D Kovecses | F & E Ladosz | 20-130 | \$350,000 | 52.650 | \$6,648 | 1984 03 |
| S. Norwich | 15 | 07 | JD & SJ Shetler | HRW Packer | 30-318 | \$130,000 | 32.400 | \$4,012 | 1985 01 |
| S. Norwich | 12 | 08 | CG & J Marynissen | AM & ML Rochus | 30-339/022 | \$625,000 | 50.625 | \$12,346 | 1980 01 |
| S. Norwich | 16 | 07 | DA & WA & MA & BP & DG Murray | RL & AM Pike | 40-001 | \$110,000 | 39.285 | \$2,800 | 1985 06 |
| S. Norwich | 26 | 07 | DD & A Shetler | JE & MG Hayes | 40-012 | \$180,000 | 40.500 | \$4,444 | 1984 11 |

TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 GREATER THAN 20.2 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|------------|-------|-----|-------------------------------|--------------------------------|------------|-----------|----------|----------------------|---------|
| S. Norwich | 26 | 09 | EJ & EM Monk | JN & KD Monk | 40-012 | \$275,000 | 40.500 | \$6,790 | 1980 11 |
| S. Norwich | 27 | 07 | EJ & EM Monk | JE Hayes | 40-013 | \$170,000 | 40.500 | \$4,198 | 1986 04 |
| S. Norwich | 27 | 07 | G & M Winegarden | EJ & EM Monk | 40-013 | \$175,000 | 40.500 | \$4,321 | 1980 10 |
| S. Norwich | 28 | 07 | JL & K Miller | D Troyer, A & E Miller | 40-017 | \$150,000 | 36.045 | \$4,161 | 1983 08 |
| S. Norwich | 20/21 | 07 | L & E Miller | G & M Miller | 40-024 | \$100,000 | 30.375 | \$3,292 | 1987 04 |
| S. Norwich | 20 | 07 | RL & R Miller | LL & E Miller Jr. | 40-024 | \$98,000 | 30.375 | \$3,226 | 1982 02 |
| S. Norwich | 20/21 | 07 | L Miller | W & M Miller | 40-02502 | \$70,000 | 40.500 | \$1,728 | 1986 12 |
| S. Norwich | 26 | 08 | LJ Miller | Scholten's Farm Equipment Ltd. | 40-041 | \$185,000 | 44.550 | \$4,153 | 1980 11 |
| S. Norwich | 21 | 09 | JR McClintock | B Toth | 40-105 | \$50,000 | 24.543 | \$2,037 | 1985 05 |
| S. Norwich | 20 | 08 | J Helsdom | LA & DV Smith | 40-162 | \$57,000 | 29.889 | \$1,907 | 1982 06 |
| S. Norwich | 23 | 09 | W & S Ladosz | J & G Sandhan | 40-184 | \$60,000 | 24.300 | \$2,469 | 1987 06 |
| S. Norwich | 24 | 09 | G Silverthorn | RP & LJ Baxter | 40-185 | \$228,000 | 42.282 | \$5,392 | 1984 06 |
| S. Norwich | 24 | 09 | MA & AM Holbrook | H & B Holbrook | 40-201 | \$275,000 | 38.880 | \$7,073 | 1983 06 |
| S. Norwich | 22 | 10 | H Pollet & P Dianovcski | WH & LI Jackson | 50-017 | \$120,000 | 36.531 | \$3,285 | 1984 11 |
| S. Norwich | 19 | 11 | E & S DeSutter | E DeSutter & D Hodson | 50-115 | \$200,000 | 54.270 | \$3,685 | 1980 04 |
| S. Norwich | 23 | 11 | F & TE Stier | A & A Seres | 50-124 | \$625,000 | 69.255 | \$9,025 | 1985 06 |
| S. Norwich | 18 | 11 | George Fulop Ltd. | Deb-Cher Holdings Inc. | 50-127 | \$343,743 | 60.750 | \$5,658 | 1985 08 |
| S. Norwich | 17 | 11 | A & J Konigshofer | D Konigshofer | 50-130/131 | \$143,224 | 38.576 | \$3,713 | 1986 12 |
| S. Norwich | 17 | 11 | LS Mudge by BED Smith (Exec.) | A & J Konigshofer | 50-131 | \$175,000 | 38.576 | \$4,536 | 1982 02 |
| S. Norwich | 17 | 12 | W & H Juhasz | J & M Juhasz | 50-142 | \$223,409 | 50.625 | \$4,413 | 1980 03 |
| S. Norwich | 19/20 | 12 | J & K Weil | H & R Justus | 50-146 | \$204,816 | 40.500 | \$5,057 | 1987 04 |
| S. Norwich | 22 | 12 | George Fulop Limited | Georland Farms Limited | 50-149 | \$345,283 | 40.682 | \$8,487 | 1985 08 |
| S. Norwich | 21 | 12 | George Fulop Ltd. | Deb-Cher Holdings Inc. | 50-152 | \$275,686 | 43.133 | \$6,392 | 1985 08 |

TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|-----------|-------|------|-------------------------------------|-------------------------------------|----------|-----------|----------|----------------------|---------|
| E.Oxford | 09 | 02 | Canada Packers Inc. | JT & JC Richardson | 10-14501 | \$140,000 | 33.631 | \$4,163 | 1986 05 |
| E.Oxford | 09 | 03 | Canadian Imperial Bank of Commerce | GR Riach | 10-14902 | \$81,000 | 38.908 | \$2,082 | 1986 06 |
| E.Oxford | 07 | 05 | JA Taylor | JR & H Taylor | 20-003 | \$396,700 | 88.695 | \$4,473 | 1986 01 |
| E.Oxford | 07 | 05 | EA & VL Cope | JAW Taylor | 20-003 | \$435,000 | 88.695 | \$4,904 | 1981 05 |
| E.Oxford | 03 | 07 | GM & WE & AG & ME Empey | JWC & SM Rutherford | 20-065 | \$155,000 | 40.500 | \$3,827 | 1984 04 |
| E.Oxford | 04 | 08 | Bank of Montreal | LJ & ML Warboys | 20-093 | \$214,000 | 41.715 | \$5,130 | 1981 12 |
| E.Oxford | 04 | 08 | CW Brooks | WJ & BM Dakin | 20-100 | \$40,000 | 7.695 | \$5,198 | 1985 10 |
| E.Oxford | 09 | 03 | H Matheson & M Brown | J Does | 30-049 | \$12,000 | 7.655 | \$1,568 | 1986 08 |
| E.Oxford | 21 | 07 | BG & SM Kitchen | SD & LD Wilson | 40-066 | \$60,000 | 10.903 | \$5,503 | 1987 04 |
| E.Oxford | 21 | 07 | A & C Grim | JW Innes | 40-06601 | \$75,000 | 6.917 | \$10,842 | 1980 09 |
| E.Oxford | 12 | 01 | Unit Farm Concrete Products | Ottaway Milk Transport Ltd. | 50-034 | \$170,000 | 12.353 | \$13,762 | 1983 11 |
| E.Oxford | 11/12 | 01 | Canfield Farms Limited | County of Oxford | 50-035 | \$47,400 | 54.707 | \$866 | 1987 01 |
| N.Norwich | 05 | 06 | Carroll Farms Ltd. | E & A Couckuyt | 10-039 | \$30,500 | 29.682 | \$1,028 | 1983 10 |
| N.Norwich | 11 | 06 | LJ Gehring | Karjo Farms Inc. | 10-056 | \$220,000 | 40.743 | \$5,400 | 1983 01 |
| N.Norwich | 12 | 06 | M & S Driesse | P Jannette-Walen | 10-058 | \$130,000 | 15.536 | \$8,368 | 1986 09 |
| N.Norwich | 09 | 05 | Gaston Vermeersch Co. Ltd. | 389344 Ontario Ltd. | 10-074 | \$57,000 | 15.390 | \$3,704 | 1985 01 |
| N.Norwich | 10/11 | 05 | Gaston Vermeersch Co. Ltd. | A & P Van Leeuwen | 10-08 | \$70,000 | 46.988 | \$1,490 | 1987 05 |
| N.Norwich | 08 | 05 | J & M Heleniak | R & R Heleniak Holdings Inc. | 10-110 | \$63,500 | 12.555 | \$5,058 | 1986 07 |
| N.Norwich | 09 | 05 | EB Cattell | JM & SE Heleniak | 10-118 | \$80,000 | 10.409 | \$7,686 | 1980 01 |
| N.Norwich | 67 | Gore | JV Rychman | JP Palmer | 10-152 | \$110,000 | 21.060 | \$5,223 | 1980 05 |
| N.Norwich | 08 | 04 | Gaston Vermeersch Co. Ltd. | WM & MA & MA & MA Godelie | 10-244 | \$145,000 | 45.239 | \$3,205 | 1986 03 |
| N.Norwich | 05 | 03 | WK & FK Hartley | KJ Palmer | 20-008 | \$60,000 | 10.125 | \$5,926 | 1980 03 |
| N.Norwich | 85 | Gore | Gaston Vermeersch Co. Ltd. | H & G De Blicke | 20-07801 | \$15,000 | 2.349 | \$6,386 | 1986 05 |
| N.Norwich | 85 | Gore | K Vermeersch | Gaston Vermeersch Co. Ltd. | 20-07801 | \$16,000 | 2.349 | \$6,811 | 1983 08 |
| N.Norwich | 08 | 01 | RF Ferris | KH & ML Sackrider | 20-108 | \$146,250 | 23.652 | \$6,183 | 1980 04 |
| N.Norwich | 26 | 03 | B & HH Mulder | A & GF Mulder | 30-032 | \$122,500 | 69.498 | \$1,763 | 1984 05 |
| N.Norwich | 17 | 06 | DA & WA & BP & DG & MA Murray | J & A Kungl | 40-005 | \$32,000 | 10.125 | \$3,160 | 1985 06 |
| N.Norwich | 17 | 04 | DK & EE Dymont | PW & L Krygsman | 40-089 | \$250,000 | 60.750 | \$4,115 | 1986 01 |
| N.Norwich | 13 | 03 | Canada Packers Inc. | PL & SM & LM Vandenboore | 50-024 | \$64,900 | 29.217 | \$2,221 | 1986 04 |
| N.Norwich | 14 | 02 | Maplelose Farm Ltd. | H & R Van Lagen | 50-038 | \$36,000 | 8.096 | \$4,447 | 1987 05 |
| N.Norwich | 16 | 02 | JS Storey | RA Storey | 50-042 | \$55,000 | 4.050 | \$13,580 | 1983 08 |
| N.Norwich | 16 | 02 | FJ & MM Salmon | JT & JS Storey | 50-042 | \$55,000 | 4.050 | \$13,580 | 1980 10 |
| N.Norwich | 11 | 01 | GL & LM Robinson | RB Wilson | 50-077 | \$115,000 | 36.734 | \$3,131 | 1985 05 |
| N.Norwich | 11 | 01 | DB Cohoe | GL & LM Robinson | 50-077 | \$230,000 | 38.070 | \$6,261 | 1981 04 |
| S.Norwich | 11 | 09 | JE & CM Schooley | DW & SM Hare | 10-018 | \$150,000 | 38.070 | \$3,940 | 1982 04 |
| S.Norwich | 04 | 10 | T & A Hanson | R & A Paret | 10-087 | \$200,000 | 34.020 | \$5,879 | 1981 04 |
| S.Norwich | 14 | 11 | J & B Kramer | JD & JN Konigshofer | 20-114 | \$276,360 | 40.500 | \$6,824 | 1982 02 |
| S.Norwich | 08 | 11 | R & M D'Hulster | E Stockman's (Jr.) | 20-121 | \$40,000 | 20.250 | \$1,975 | 1987 05 |
| S.Norwich | 08 | 11 | R & M D'Hulster | L & J Cattryse | 20-121 | \$407,400 | 20.250 | \$20,119 | 1980 01 |
| S.Norwich | 05 | 11 | R Hickling, JR Hanselman, PW Cutler | JD & JE Hill | 20-127 | \$100,000 | 40.500 | \$2,469 | 1983 05 |
| S.Norwich | 07 | 12 | S Dabski & J Vandenberg | Paret Agricultural Chemicals Co.Ltd | 20-148 | \$85,000 | 22.883 | \$3,715 | 1980 03 |
| S.Norwich | 07 | 12 | Apas Matelis Ltd. | SP Dabski & JJ Vandenberg | 20-148 | \$70,000 | 22.883 | \$3,059 | 1980 01 |
| S.Norwich | 13 | 08 | CE & NE Davis | AD Davis | 30-212 | \$300,000 | 30.375 | \$9,877 | 1985 10 |

APPENDIX F-2

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TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR NORWICH TOWNSHIP (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|---------------|-----|-----|---------------------------------|---------------------|----------|-----------|----------|----------------------|---------|
| S. Norwich 14 | | 09 | P & I Howse | EL & EM Baert | 30-33701 | \$101,200 | 26.483 | \$3,821 | 1985 07 |
| S. Norwich 27 | | 09 | H & J Vandenbrink | CH Pettigrew | 40-193 | \$86,000 | 48.600 | \$1,770 | 1980 01 |
| S. Norwich 23 | | 10 | Tillsonburg Glass & Mirror Ltd. | W & M Heckford | 50-018 | \$125,000 | 31.185 | \$4,008 | 1987 04 |
| S. Norwich 23 | | 10 | C & W Young | L & J Lewis | 50-01801 | \$135,000 | 31.185 | \$4,329 | 1987 03 |
| S. Norwich 16 | | 12 | D Kamenar | AA & RM Jacques | 50-139 | \$112,000 | 30.537 | \$3,668 | 1986 06 |
| S. Norwich 19 | | 12 | P Helsdon | J Helsdon & R Easey | 50-215 | \$45,000 | 20.250 | \$2,222 | 1987 06 |

APPENDIX F-3

HALDIMAND TOWN

Of the 1,570 transactions for analysis, the following classifications have been identified.

| | | |
|---|--------------------------------|-------|
| * | Residential units | |
| - | with homes and farm residences | 1,153 |
| - | vacant lots | 226 |
| * | Farm residential units | |
| - | 2 to 9.9 hectares | 15 |
| - | 10 to 20.2 hectares | 26 |
| - | over 20.2 hectares | 79 |
| * | Farm Land | 71 |
| | | 1,570 |

Residential Units (1,153 sales)

Table 1 shows the analysis of the 1,153 sales recorded since January, 1980. The average selling price in 1980 was \$51,079 increasing to \$82,280 by June, 1987. If the 1980 average price had increased at the inflation rate (Consumers Price Index) over the same period, the average price in June, 1987 would have been \$78,560, indicating that residential housing prices in the study area have kept up with inflation over the seven and one-half year period.

From 1980 to 1984 housing price increases were falling behind the inflation rate, but examination of the prior year's average price inflated compared to actual average price indicates that housing prices since 1984 have been catching up to inflation. Over the study period, the combination of the decline and the growth of housing prices has resulted in a long-term trend in residential housing prices in the Local Study Area that approximates the growth rate in inflation. This trend is expected to continue over the next twenty years, with short-term fluctuations.

Residential Vacant Properties (226 sales)

Table 2 shows that the actual average price per year from January, 1980 to June, 1987 fluctuates from a high of \$19,725 in 1986 to a low of \$13,129 in June, 1980. The standard deviation ranges from a high of \$11,904 in 1986 to a low of \$6,537 in 1984. Price fluctuations are therefore not extreme. The price of residential vacant lots in Haldimand Town have shown no substantial change over the study period with the 1987 price of \$17,636 almost equalling the 1981 average of \$17,288 and 1982 of \$17,585. There is evidence however of the dip from 1981 to 1984 seen in other property types with a subsequent recovery. The 1987 average price may reflect the softening of real estate prices being felt in Ontario at present. The 1986 average price is approximately equal to the 1980 price inflated (\$19,725 for 1986, \$19,550 for 1980 inflated). This does indicate that the price of vacant lots increases at the rate of inflation with random fluctuations occurring frequently.

Farms Below 10 Hectares (Hobby Farms) (15 sales)

The wide fluctuations in the value of the standard deviation from year to year in both total sales price and average price per hectare indicate that fifteen transactions are not enough in the period to provide a valid statistical analysis (Table 3). It is possible that some of the sale prices include chattels. This obscures the value of the properties themselves and impedes a comparative value analysis.

Farms of 10 to 20.2 Hectares (Small Farms) (26 sales)

Twenty-six small farms in the 10 to 20.2 hectare size were sold from January, 1980 to June, 1987. The summary of these sales is shown in Table 4. The average price per hectare has remained in the \$5,000 to \$6,000 range since 1983. Even though annual transactions are between 2 and 5, this consistency indicates that small farms are losing value at approximately the rate of inflation.

Farms of Over 20.2 Hectares (79 sales)

Seventy-nine sales of farms over 20.2 hectares in size occurred from January, 1980 to June, 1987. The statistical analysis is summarized on Table 5. The average price per hectare of farms over the seven and one-half year period ranges from \$1,953 in 1982 to \$3,599 in 1985. The results are clouded by the presence of transactions that probably include chattels in the sale price. However, there is an emerging downward trend in absolute terms since 1985, when average price per hectare has dropped from \$3,599 to \$2,119 in absolute dollars. This is a trend that is common throughout southwestern Ontario.

Farmland Property Units (71 sales)

Table 6 contains the statistical analysis for the 71 farmland transactions. As with farms, these properties are valued basically by their land value. A per hectare average price comparison with inflation is more appropriate and informative than average prices per unit. The average price per hectare has varied over the study period, but swings fairly closely around the \$3,000 per hectare overall average. It does appear that prices in the 1980 to 1982 period were in the \$2,000 per hectare range, while those in the 1986-1987 period were in the \$3,000 range. Farmland prices in Haldimand Town are increasing over the long term, but not at a rate to keep up with inflation.

ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 1

RESIDENTIAL TRANSACTIONS WITH CODE "RU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 88 | 89 | 106 | 168 | 60 | 260 | 305 | 77 | 1,153 |
| AVERAGE PRICE | \$51,079 | \$49,505 | \$48,884 | \$51,356 | \$48,762 | \$59,589 | \$70,957 | \$82,180 | \$60,887 |
| RANGE: | | | | | | | | | |
| High | \$200,000 | \$120,000 | \$134,000 | \$120,000 | \$122,000 | \$195,000 | \$165,000 | \$157,000 | \$200,000 |
| Low | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$23,500 | \$20,000 |
| STANDARD DEV. | \$27,790 | \$15,991 | \$20,302 | \$18,466 | \$19,631 | \$25,864 | \$28,238 | \$34,004 | \$25,131 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 149.93% | 153.91% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| 1980 Avg. Price | \$51,079 | \$57,456 | \$63,662 | \$67,339 | \$70,269 | \$73,084 | \$76,072 | \$126,550 |
| Prior Year Inflated | n/a | \$57,456 | \$54,851 | \$51,707 | \$53,591 | \$50,715 | \$62,025 | \$73,280 |

Source: Appendix F-3, Table 7

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 2

RESIDENTIAL VACANT PROPERTIES

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| # TRANSACTIONS | 24 | 13 | 20 | 30 | 8 | 43 | 74 | 14 | 226 |
| AVERAGE PRICE | \$13,129 | \$17,238 | \$17,585 | \$15,633 | \$13,375 | \$14,016 | \$19,725 | \$17,636 | \$16,711 |
| RANGE: | | | | | | | | | |
| High | \$59,000 | \$45,000 | \$62,000 | \$35,000 | \$28,000 | \$30,000 | \$59,000 | \$33,000 | \$62,000 |
| Low | \$600 | \$9,000 | \$5,800 | \$2,500 | \$5,500 | \$600 | \$1,000 | \$9,000 | \$600 |
| STANDARD DEV. | \$10,284 | \$8,895 | \$11,107 | \$6,474 | \$6,537 | \$7,020 | \$11,904 | \$7,422 | \$9,371 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$13,129 | \$19,447 | \$21,917 | \$20,610 | \$18,400 | \$20,054 | \$29,377 | \$27,125 |
| Prior Year Inflated | n/a | \$14,768 | \$19,156 | \$18,601 | \$16,314 | \$13,911 | \$14,589 | \$20,371 |

Source: Appendix F-3, Table 8

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 3

FARM RESIDENTIAL UNITS BETWEEN 2 AND 10 HECTARES FOR CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|-----------|---------|----------|----------|-----------|-----------|-----------|---------|-----------|
| # TRANSACTIONS | 2 | 0 | 1 | 4 | 2 | 3 | 3 | 0 | 15 |
| AVERAGE PRICE | \$135,500 | \$0 | \$54,000 | \$59,750 | \$182,500 | \$81,667 | \$81,633 | \$0 | \$94,593 |
| RANGE: | | | | | | | | | |
| High | \$212,000 | \$0 | \$54,000 | \$80,000 | \$255,000 | \$151,500 | \$115,000 | \$0 | \$255,000 |
| Low | \$59,000 | \$0 | \$54,000 | \$32,000 | \$110,000 | \$32,000 | \$59,900 | \$0 | \$32,000 |
| STANDARD DEV. | \$76,500 | \$0 | \$0 | \$17,412 | \$72,500 | \$50,827 | \$23,951 | \$0 | \$39,466 |
| AVG. PRICE/HECTARE | \$33,892 | \$0 | \$6,061 | \$14,177 | \$27,466 | \$15,881 | \$13,838 | \$0 | \$12,312 |
| RANGE: | | | | | | | | | |
| High | \$59,215 | \$0 | \$6,061 | \$21,869 | \$27,946 | \$16,657 | \$18,930 | \$0 | \$59,215 |
| Low | \$8,569 | \$0 | \$6,061 | \$5,644 | \$27,025 | \$15,185 | \$10,218 | \$0 | \$5,644 |
| STAND. DEV/HECTARE | \$25,323 | \$0 | \$0 | \$6,810 | \$460 | \$603 | \$3,704 | \$0 | \$6,115 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1980 Avg. Price | \$33,892 | \$38,124 | \$42,241 | \$44,681 | \$46,625 | \$48,493 | \$50,476 | \$52,128 |
| Prior Year Inflated | n/a | \$38,124 | \$0 | \$6,411 | \$14,794 | \$28,587 | \$16,531 | \$14,291 |

Source: Appendix F-3, Table 9

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 4

FARM RESIDENTIAL UNITS BETWEEN 10 AND 20.2 HECTARES FOR CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 2 | 2 | 5 | 5 | 2 | 3 | 5 | 2 | 26 |
| AVERAGE PRICE | \$51,500 | \$40,500 | \$62,500 | \$78,440 | \$86,000 | \$95,833 | \$94,600 | \$104,000 | \$78,046 |
| RANGE: | | | | | | | | | |
| High | \$80,000 | \$43,000 | \$100,000 | \$102,500 | \$107,000 | \$153,000 | \$132,000 | \$143,000 | \$153,000 |
| Low | \$23,000 | \$38,000 | \$42,500 | \$45,000 | \$65,000 | \$67,000 | \$44,000 | \$65,000 | \$23,000 |
| STANDARD DEV. | \$28,500 | \$2,500 | \$21,095 | \$22,771 | \$21,000 | \$40,423 | \$32,321 | \$39,000 | \$26,316 |
| AVG. PRICE/HECTARE | \$3,004 | \$2,721 | \$4,239 | \$5,047 | \$6,515 | \$5,771 | \$5,522 | \$5,787 | \$4,900 |
| RANGE: | | | | | | | | | |
| High | \$4,332 | \$3,539 | \$5,855 | \$7,137 | \$8,807 | \$8,586 | \$8,048 | \$7,161 | \$8,807 |
| Low | \$1,675 | \$1,903 | \$2,364 | \$3,175 | \$4,224 | \$3,349 | \$2,238 | \$4,413 | \$1,675 |
| STAND. DEV/HECTARE | \$1,328 | \$818 | \$1,206 | \$1,457 | \$2,292 | \$2,156 | \$1,882 | \$1,374 | \$1,570 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1980 Avg. Price | \$3,004 | \$3,379 | \$3,743 | \$3,960 | \$4,132 | \$4,298 | \$4,473 | \$4,620 |
| Prior Year Inflated | n/a | \$3,379 | \$3,015 | \$4,484 | \$5,266 | \$6,776 | \$6,007 | \$5,703 |

Source: Appendix F-3, Table 10

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 5

FARM RESIDENTIAL UNITS GREATER THAN 20.2 HECTARES FOR CODE "FRU"

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| # TRANSACTIONS | 13 | 17 | 5 | 10 | 5 | 12 | 13 | 4 | 79 |
| AVERAGE PRICE | \$100,256 | \$118,361 | \$67,400 | \$98,800 | \$86,318 | \$134,917 | \$102,331 | \$79,250 | \$106,865 |
| RANGE: | | | | | | | | | |
| High | \$175,000 | \$251,000 | \$100,000 | \$145,000 | \$125,000 | \$205,000 | \$165,000 | \$125,000 | \$251,000 |
| Low | \$60,000 | \$42,000 | \$60,000 | \$60,000 | \$43,000 | \$56,000 | \$70,400 | \$38,500 | \$38,500 |
| STANDARD DEV. | \$28,053 | \$63,802 | \$19,754 | \$27,586 | \$26,907 | \$53,429 | \$26,590 | \$30,709 | \$38,837 |
| AVG. PRICE/HECTARE | \$2,892 | \$3,169 | \$1,953 | \$2,566 | \$2,159 | \$3,599 | \$2,850 | \$2,119 | \$2,866 |
| RANGE: | | | | | | | | | |
| High | \$4,998 | \$6,944 | \$3,056 | \$4,670 | \$3,301 | \$5,769 | \$5,324 | \$3,126 | \$6,944 |
| Low | \$2,048 | \$1,109 | \$1,307 | \$1,307 | \$1,419 | \$1,795 | \$1,491 | \$1,111 | \$1,109 |
| STAND. DEV/HECTARE | \$802 | \$1,514 | \$608 | \$972 | \$656 | \$1,274 | \$1,176 | \$873 | \$1,092 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |

AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX

| | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1980 Avg. Price | \$2,892 | \$3,253 | \$3,605 | \$3,813 | \$3,979 | \$4,138 | \$4,307 | \$4,448 |
| Prior Year Inflated | n/a | \$3,253 | \$3,512 | \$2,066 | \$2,678 | \$2,245 | \$3,746 | \$2,943 |

Source: Appendix F-3, Table 11

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ONTARIO WASTE MANAGEMENT CORPORATION

APPENDIX F-3

HALDIMAND TOWN

TABLE 6

FARMLAND WITH CODE "FL" FOR ALL HECTARE SIZES

| | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | Total |
|--|-----------|----------|----------|----------|----------|-----------|----------|-----------|-----------|
| # TRANSACTIONS | 7 | 7 | 4 | 7 | 4 | 15 | 17 | 10 | 71 |
| AVERAGE PRICE | \$61,600 | \$35,300 | \$39,750 | \$50,571 | \$24,125 | \$39,920 | \$37,128 | \$51,040 | \$42,650 |
| RANGE: | | | | | | | | | |
| High | \$108,000 | \$63,000 | \$53,000 | \$90,000 | \$51,500 | \$140,000 | \$95,000 | \$250,000 | \$250,000 |
| Low | \$18,000 | \$18,000 | \$17,500 | \$14,000 | \$12,000 | \$1,650 | \$10,000 | \$5,000 | \$1,650 |
| STANDARD DEV. | \$27,877 | \$14,877 | \$14,554 | \$23,538 | \$16,103 | \$32,375 | \$17,603 | \$72,338 | \$29,506 |
| AVG. PRICE/HECTARE | \$1,936 | \$1,957 | \$1,518 | \$2,145 | \$724 | \$5,248 | \$3,463 | \$2,991 | \$3,081 |
| RANGE: | | | | | | | | | |
| High | \$4,578 | \$4,077 | \$2,053 | \$6,496 | \$1,319 | \$17,853 | \$9,877 | \$8,436 | \$17,853 |
| Low | \$563 | \$622 | \$964 | \$370 | \$273 | \$260 | \$302 | \$486 | \$260 |
| STAND. DEV/HECTARE | \$1,328 | \$1,020 | \$407 | \$1,904 | \$449 | \$5,935 | \$2,967 | \$2,587 | \$2,775 |
| C. PRICE INDEX | 100.00% | 112.49% | 124.63% | 131.83% | 137.57% | 143.08% | 148.93% | 153.81% | |
| AVERAGE PRICE PER HECTARE INFLATED FOR CONSUMERS PRICE INDEX | | | | | | | | | |
| 1980 Avg. Price | \$1,936 | \$2,178 | \$2,413 | \$2,553 | \$2,664 | \$2,771 | \$2,884 | \$2,978 | |
| Prior Year Inflated | n/a | \$2,178 | \$2,168 | \$1,606 | \$2,238 | \$753 | \$5,463 | \$3,577 | |

Source: Appendix F-3, Table 12

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-----|---------|-------------------------------------|-------------------|------------|-----------|---------|
| Azoff | 6/7 | Pl.5937 | K & D Russell | R & D McKellar | 5-5-112 | \$65,000 | 1987 06 |
| Azoff | 2 | Pl.5937 | B & J Wilkinson | J & L McKeough | 5-5-123 | \$47,500 | 1986 06 |
| Caledonia | 4 | pl 57 | DJ & AM Nita | RJ & A Burch | 1-003 | \$59,000 | 1983 07 |
| Caledonia | 12 | pl 82 | Waco Drywal Services | J & M Percy | 1-007-22 | \$61,800 | 1981 06 |
| Caledonia | 14 | pl 82 | RD & MJ Stevenson | RG Rae | 1-008 | \$65,000 | 1982 11 |
| Caledonia | 27 | pl 82 | Tuite Construction Ltd. | S & C Casarsa | 1-008-26 | \$72,500 | 1983 07 |
| Caledonia | 31 | pl 82 | Tuite Construction Ltd. | RJ & IL Hargrove | 1-008-34 | \$75,000 | 1983 08 |
| Caledonia | 32 | pl 82 | Tuite Construction | JD & JE Holland | 1-008-36 | \$69,400 | 1983 06 |
| Caledonia | 4 | | LK & LD Jennings | DL & KL Wentzell | 1-134 | \$41,000 | 1983 07 |
| Caledonia | 3 | | M Chmelnitski | WB & L Sabo | 1-157 | \$45,000 | 1981 06 |
| Caledonia | 15 | | SA & DE Morris | WG & LM McReide | 1-179 | \$39,000 | 1983 08 |
| Caledonia | 7 | | D & B Swayze | DL & JF Stevens | 1-187 | \$41,000 | 1981 06 |
| Caledonia | 5 | | O DE & BF Jenkins | MM Saunders | 1-190 | \$46,000 | 1982 06 |
| Caledonia | 3 | Pl 57 | SJ Burrows | P & J Altana | 1-1-004 | \$64,000 | 1985 06 |
| Caledonia | 4 | Plan 82 | RE & CL Winger | B Ecklund | 1-1-00706 | \$123,000 | 1986 11 |
| Caledonia | 20 | P82 | Tuite Construction Ltd | CR * DA Fraser | 1-1-00812 | \$78,100 | 1985 07 |
| Caledonia | 21 | P82 | Tuite Construction Ltd | N & H Dragisic | 1-1-00814 | \$78,000 | 1985 09 |
| Caledonia | 25 | pl 82 | Tuite Construction Ltd. | CM House | 1-1-00822 | \$78,645 | 1983 11 |
| Caledonia | 28 | Pl.82 | Tuite Construction | S & C Lomanto | 1-1-00828 | \$74,900 | 1983 11 |
| Caledonia | 31 | Pl 82 | RJ & IL Hargrave | A M Howden | 1-1-00834 | \$96,900 | 1985 09 |
| Caledonia | 34 | | O LA & DM Cox | JD & KE May | 1-1-00840 | \$90,250 | 1985 06 |
| Caledonia | 24 | pl 82 | Turte Const. | EH & AG Baartman | 1-1-008-20 | \$20,900 | 1984 09 |
| Caledonia | 13 | pl 57 | LS Szoke | PJ & KA Crandall | 1-1-018 | \$61,900 | 1985 09 |
| Caledonia | 12 | Pl 57 | TA Richardson | EJ & SL Earl | 1-1-019 | \$85,000 | 1986 11 |
| Caledonia | 7 | Pl.60 | RE & J Hagen | PH & DMJ Martin | 1-1-053007 | \$57,500 | 1983 08 |
| Caledonia | 31 | Plan 37 | A Clark | EH & EE Reading | 1-1-066 | \$52,000 | 1981 06 |
| Caledonia | 3 | | CJ & JS Junker | NR & EG Koch | 1-1-07150 | \$96,000 | 1986 08 |
| Caledonia | 3 | Pl.60 | WS Fife | AM Spence | 1-1-104 | \$78,000 | 1986 08 |
| Caledonia | 17 | | C Thack | DC & P Davidson | 1-1-111 | \$84,000 | 1986 08 |
| Caledonia | 15 | Pl.37 | G & P Kollee | RJ & D Carey | 1-1-113 | \$93,000 | 1987 06 |
| Caledonia | 4 | | G & D Hoover | MJ & BE Halden | 1-1-137 | \$59,000 | 1986 07 |
| Caledonia | 4 | | O JA Wilkieson | G Hoover & D Kett | 1-1-137 | \$42,000 | 1984 06 |
| Caledonia | 4 | | O HM Stubbs | JA & R Wilkieson | 1-1-138 | \$41,800 | 1984 07 |
| Caledonia | 9 | | DR Upton | JH & JM Douglas | 1-1-146 | \$65,000 | 1986 07 |
| Caledonia | 7 | | ME Elliott | RA Ledger | 1-1-151 | \$40,000 | 1983 11 |
| Caledonia | 6 | | A & K Lickers | TG & GA Millar | 1-1-155 | \$66,000 | 1986 10 |
| Caledonia | 3 | | JH & GH Howden | RE Lawrence | 1-1-157 | \$90,500 | 1987 06 |
| Caledonia | 3 | - | WB & L Sabo | JH & GH Howden | 1-1-157 | \$62,000 | 1985 08 |
| Caledonia | 1 | | O Hald-Norf. Community Credit Union | M. McMinn | 1-1-163 | \$45,000 | 1982 07 |
| Caledonia | 1 | | O EOH Karges, exec. | KJ DeWeerd | 1-1-171 | \$29,000 | 1983 11 |
| Caledonia | 1 | | C.M.H.C. | CG & J Barrett | 1-1-172 | \$49,000 | 1986 08 |
| Caledonia | 1 | | TD & KE May | KR & L Jewell | 1-1-173 | \$55,000 | 1985 06 |
| Caledonia | 1 | | O DM Doyle | LS & SL Szoke | 1-1-174 | \$69,900 | 1985 09 |

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-------|-----|--------------------------|------------------------------|-----------|-----------|---------|
| Caledonia | 1 | | PC Schuler & AG Corlis | GE & PA Jenne | 1-1-175 | \$73,000 | 1986 08 |
| Caledonia | 7 | | JF Jelichich | G & T Davis | 1-1-187 | \$58,000 | 1987 06 |
| Caledonia | 7 | | DL & JF Stevens | JF Jelichich | 1-1-187 | \$45,000 | 1986 09 |
| Caledonia | 5 | | O I Muller-Duxbury | PE Stainton | 1-1-191 | \$47,000 | 1985 10 |
| Caledonia | 5 | | GA & EM Blackwell | I Muller-Duxbury | 1-1-191 | \$43,500 | 1983 09 |
| Caledonia | 4&5 | | BA & SE Smith | B & D Markle | 1-1-193 | \$53,000 | 1985 06 |
| Caledonia | 5 | | JE Gabourie | MB Zulkoski | 1-1-227 | \$53,000 | 1986 06 |
| Caledonia | 5 | | R&E Simser | D&B Upton | 1-1-229 | \$48,000 | 1985 11 |
| Caledonia | 4&5 | | ED Lockett | J&R Klebert | 1-1-233 | \$46,000 | 1985 08 |
| Caledonia | 4 | | C & S Heckman | J & E Lee | 1-1-233 | \$66,000 | 1985 06 |
| Caledonia | 4 | | R & S McCullum | JR & BA Johnson | 1-1-23350 | \$75,900 | 1986 06 |
| Caledonia | 2/3 | | Plan 52 CA & SJ Peirson | SR & TJ Ryckman | 1-1-249 | \$44,000 | 1980 11 |
| Caledonia | 29-33 | | JH & F Williamson | MHJ & KJ Evers | 1-1-260 | \$65,000 | 1984 06 |
| Caledonia | 22,23 | | E Pilchik | ML Pursley | 1-1-293 | \$40,000 | 1985 06 |
| Caledonia | 0 | | O DJ & WF Hagar | RJ & SD Vanderwel | 1-1-316 | \$42,000 | 1983 11 |
| Caledonia | 0 | | O RA & DL Swanton | BW Thompson | 1-1-342 | \$44,000 | 1985 07 |
| Caledonia | 6 | | BJ Powell | GR & B Myers | 1-1-346 | \$80,000 | 1986 08 |
| Caledonia | 11/12 | | FW Walker | D & D Chipper | 1-1-36450 | \$120,000 | 1987 06 |
| Caledonia | 8 | | MM Maskell | United Steelworkers of Amer. | 1-1-410 | \$35,000 | 1985 11 |
| Caledonia | 9 | | RW & JM Lillis | GD & BA Wellings | 1-220 | \$52,000 | 1981 06 |
| Caledonia | 5 | | GA Hodgson & PAH Norfolk | RE Allan | 1-221 | \$55,500 | 1982 07 |
| Caledonia | 4 | | DE Mathers | R & J Hamilton | 1-232 | \$45,130 | 1980 01 |
| Caledonia | 4 | | O WE & MH O'Neil | ME Keefer | 1-233 | \$20,000 | 1981 06 |
| Caledonia | 7 | | Bank of Montreal | WD & LA Danant | 1-234 | \$49,900 | 1980 02 |
| Caledonia | 11 | | MG Woolley | RC & SD Kragten | 1-242 | \$37,000 | 1982 08 |
| Caledonia | 3 | | RM & ML Kinrade | BA & KI Burke | 1-2-012 | \$83,000 | 1986 11 |
| Caledonia | 4 & 5 | | P Tuite | Slack Lumber & Supplies Ltd. | 1-2-039 | \$88,000 | 1987 06 |
| Caledonia | 6 | | DS & HF Conley | LM Sheedy | 1-2-046 | \$121,000 | 1986 08 |
| Caledonia | 6 | | R&W Hoover | ML & HF Conley, * Jones | 1-2-053 | \$45,000 | 1985 11 |
| Caledonia | 6 | | M Maniex | BK Edwards | 1-2-074 | \$47,000 | 1985 11 |
| Caledonia | 6 | | JR & BA Johnson | R & W Hoover | 1-2-074 | \$28,000 | 1981 06 |
| Caledonia | 7 | | RW & WJ Hoover | AP Parker | 1-2-075 | \$68,000 | 1986 06 |
| Caledonia | 7 | | R. Frost | JR Pierson | 1-2-083 | \$70,000 | 1986 11 |
| Caledonia | 13/14 | | J & D Slobodzian | RW & WJ Hoover | 1-2-083 | \$67,000 | 1985 11 |
| Caledonia | 13/14 | | AJ & L Gibson | D Donaldson | 1-2-093 | \$85,000 | 1986 09 |
| Caledonia | 12&13 | | O A Y Desroches | P Slobodzian | 1-2-093 | \$55,900 | 1983 06 |
| Caledonia | 12 | | LE Morrison | R J Horning | 1-2-095 | \$76,999 | 1985 11 |
| Caledonia | 10 | | RM & L Peirson | EL & JE Rutler | 1-2-096 | \$59,400 | 1986 09 |
| Caledonia | 23 | | AJ & MA Lee | WJ & SC Middleton | 1-2-103 | \$46,000 | 1985 08 |
| Caledonia | 23 | | FJ Gaudry & SM Salerno | HE & ME Trout | 1-2-113 | \$59,000 | 1985 06 |
| Caledonia | 22 | | M & C Jarvis | A Coon | 1-2-11301 | \$71,500 | 1986 07 |
| Caledonia | 22 | | KB & NA McPherson | MA & PA Stevenson | 1-2-11302 | \$75,000 | 1986 10 |
| Caledonia | 22 | | | D & SE Foster | 1-2-11303 | \$63,000 | 1985 09 |

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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-------|---------|-----------------------------|------------------------|------------|-----------|---------|
| Caledonia | 11 | p 81 | RJ Shoup | AE Williamson | 1-2-11317 | \$58,500 | 1983 10 |
| Caledonia | 10 | Pl.81 | AW & BA Stevenson | JT & R Anderson | 1-2-11319 | \$83,500 | 1986 11 |
| Caledonia | 9 | Pl.81 | Haldimand Building Products | GW & JA Saunders | 1-2-11320 | \$52,900 | 1982 10 |
| Caledonia | 8 | Pl 81 | L & G Felker | DE & PC Schaeffer | 1-2-11322 | \$65,000 | 1985 06 |
| Caledonia | 7 | Pl.81 | LG & SI Nestor | PC Muller | 1-2-11324 | \$97,250 | 1987 06 |
| Caledonia | 5 | pl 81 | G & G Schofield | RG & PR Christmas | 1-2-11324 | \$59,700 | 1983 10 |
| Caledonia | 2 | Pl 81 | RW Grist | RJ & SL Schotsman | 1-2-11328 | \$54,000 | 1985 11 |
| Caledonia | 18 | Pl 81 | AH & DJ Wetterauer | MG Woolley | 1-2-11334 | \$73,500 | 1986 11 |
| Caledonia | 18 | 0 | PR & JL MacNeil | NT & DM Coke | 1-2-114 | \$54,500 | 1983 10 |
| Caledonia | 17 | | JM Berdan | GS & KL McQueen | 1-2-116 | \$60,000 | 1986 09 |
| Caledonia | 16 | 0 | GE Cossar | J & D McBride | 1-2-121 | \$85,000 | 1982 06 |
| Caledonia | 9 & 4 | 0 | FW & HV Vyse | I Muller-Duxbury | 1-2-12600 | \$70,000 | 1985 10 |
| Caledonia | 10 | | RJ & IL Robichard | CA & MJ Misner | 1-2-144 | \$76,000 | 1985 09 |
| Caledonia | 12 | | MG Smith | KC & GM Burston | 1-2-150 | \$85,000 | 1986 07 |
| Caledonia | 15 | | DR & NJ Vanderschaaf | D Howatt | 1-2-184 | \$40,000 | 1986 08 |
| Caledonia | 15 | | VM Senn | S & R Vrankulj | 1-2-194 | \$62,000 | 1986 08 |
| Caledonia | 15 | | AJ Schrama | DR & NJ Vanderschaf | 1-2-194 | \$32,500 | 1985 11 |
| Caledonia | 15 | | DR & NJ Vanderschaaf | LV & MA Marshall | 1-2-197 | \$89,000 | 1986 06 |
| Caledonia | 15 | | WD Fearman | TW & SE Bellamy | 1-2-198 | \$77,000 | 1986 06 |
| Caledonia | 15 | | FW & J Fearman | DR & NJ Vanderschaaf | 1-2-198 | \$48,800 | 1984 06 |
| Caledonia | 11&12 | 0 | LE & J Moore | WD & SA Fearman | 1-2-198 | \$40,000 | 1982 10 |
| Caledonia | 7&8 | p 2224 | W & LA Bailie | A & V Crone | 1-2-209 | \$98,000 | 1985 06 |
| Caledonia | 9&10 | | R. Backus | LJ & KJ Smith | 1-2-226 | \$52,000 | 1983 06 |
| Caledonia | 14/15 | Pl.2224 | GA & GM Johnson | M W Backus | 1-2-228 | \$53,000 | 1985 10 |
| Caledonia | 17,18 | pl 2224 | Slack Lumber & Supplies | WT Lemaire & DM Peters | 1-2-232 | \$86,000 | 1986 11 |
| Caledonia | 21 | 0 | RG & JV Lumsden | LA & JL Hassard | 1-2-233-50 | \$65,500 | 1984 06 |
| Caledonia | 27 | Pl 2224 | HL & CM Miller | DE Tweedle | 1-2-235 | \$59,000 | 1985 10 |
| Caledonia | 28 | Pl.2224 | R Minchin | JM Forbes | 1-2-241 | \$55,000 | 1984 06 |
| Caledonia | 28 | Pl.2224 | CW Kern | GR Palmer | 1-2-242 | \$53,000 | 1986 08 |
| Caledonia | 30&31 | pl2224 | Royal Bank of Canada | DW & JJ Lynn | 1-2-242 | \$42,000 | 1983 09 |
| Caledonia | 38/17 | p 2224 | JA & MJ Daw | RG Roth | 1-2-244 | \$41,000 | 1982 09 |
| Caledonia | 16 | | RO Boose & National Trust | S & S Quinn | 1-2-249 | \$75,000 | 1986 10 |
| Caledonia | A | | OM Anderson | HV Yule | 1-2-250 | \$55,500 | 1985 08 |
| Caledonia | 17&18 | | R C Spratt | RA & LJ Sommers | 1-2-262 | \$70,000 | 1983 11 |
| Caledonia | 6&7 | | R Stelman | L&F Borghero | 1-2-275 | \$37,000 | 1984 10 |
| Caledonia | 9 | p 46 | JE Richert | R L & KL Keeper | 1-2-289 | \$72,900 | 1986 07 |
| Caledonia | 2 | P96 | Slack Lumber & Supplies | D Hyslop | 1-2-54 | \$20,000 | 1982 08 |
| Caledonia | 14 | Pl.96 | Slack Lumber & Supplies | DJ & WF Hagar | 1-316 | \$42,000 | 1982 08 |
| Caledonia | 19/20 | | F & S Elgersman | JT & MC Sands | 1-3-01218 | \$89,000 | 1986 07 |
| Caledonia | 19/20 | | MA Morrison, Estate | K L & L E Martin | 1-3-01304 | \$112,000 | 1985 09 |
| Caledonia | | | | W & P Daines | 1-3-01328 | \$125,000 | 1986 11 |
| Caledonia | | | | CG & LS Widdup | 1-3-015 | \$62,500 | 1987 06 |
| Caledonia | | | | JG Morrison | 1-3-016 | \$50,000 | 1986 06 |

APPENDIX F-3

Morehouse Economic Planning Consultants

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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-------|---------|---------------------|--------------------------------|-----------|-----------|---------|
| Caledonia | 50 | Pl. 72 | W & R Redman | G & S Guyatt | 1-3-01608 | \$86,500 | 1986 08 |
| Caledonia | 59 | p 72 | Royal Trust Corp. | W&R Redman | 1-3-01608 | \$61,750 | 1983 10 |
| Caledonia | 56 | Plan 72 | MJ Traina et ux | EK MacDonald | 1-3-01614 | \$64,000 | 1983 08 |
| Caledonia | 53 | p 72 | JG & CA Richards | G & BA Choma | 1-3-01620 | \$71,000 | 1985 08 |
| Caledonia | 52 | Pl. 72 | MJ & MM Obermeyer | W Wajner | 1-3-01622 | \$92,000 | 1986 09 |
| Caledonia | 49 | Plan 72 | JL & PJ Bristowe | K & MH O'Donnell | 1-3-01628 | \$64,250 | 1983 09 |
| Caledonia | 44 | pl 72 | DR & DA Laungslager | RS & DJ Peebles | 1-3-01638 | \$82,000 | 1985 08 |
| Caledonia | 19 | pl 72 | DJ & JE Williams | RL & L Berti | 1-3-01832 | \$80,500 | 1985 10 |
| Caledonia | 17 | pl 72 | PL MacDonald | JA & ME Kelly | 1-3-01836 | \$92,000 | 1985 08 |
| Caledonia | 7 | Pl. 72 | GM & WM Stirling | LM & PJ Sharp | 1-3-01856 | \$118,000 | 1987 06 |
| Caledonia | 4 | Pl. 72 | GA Sitter | D & SA Peniuk | 1-3-01862 | \$120,000 | 1987 06 |
| Caledonia | 4 | Pl. 72 | WR & ME Dobbin | GA Sitter | 1-3-01862 | \$96,000 | 1986 10 |
| Caledonia | 3 | Pl. 72 | JE & JM Evans | KL & VS Ambo | 1-3-01864 | \$76,000 | 1985 11 |
| Caledonia | 1 | Pl. 72 | RA & LJ Sommers | RM & HR Newton | 1-3-01868 | \$70,000 | 1983 11 |
| Caledonia | 28 | | RC & LJ Timson | FG & KA Young | 1-3-020 | \$25,000 | 1986 06 |
| Caledonia | 28/29 | | WH Rumbles | JA & MA Rumbles | 1-3-022 | \$50,000 | 1986 06 |
| Caledonia | 30 | - | AM & JI Stahn | WE & L Sabo | 1-3-027 | \$115,000 | 1985 08 |
| Caledonia | 30 | - | J&A Maciukas | B Ernst | 1-3-028 | \$87,000 | 1985 08 |
| Caledonia | 1 | | MA Renwick | G Rullivant | 1-3-033 | \$55,000 | 1986 08 |
| Caledonia | 3 | pl 72 | JB & DJ Innig | JE & M Evans | 1-3-18-64 | \$75,000 | 1984 06 |
| Caledonia | 26 | Pl. 74 | ES Baker | DM Baerg | 1-3-226 | \$70,000 | 1986 08 |
| Caledonia | 889 | | D. O'Rourke | Grand River Conserv. Authority | 1-402-04 | \$40,000 | 1983 07 |
| Caledonia | 63-67 | PL 51 | M P Del Fabbro | BA & TL Rendall | 1-4-010 | \$57,500 | 1985 09 |
| Caledonia | 58 | P51 | A P Lowe | AP & G Catrusse | 1-4-015 | \$55,500 | 1985 11 |
| Caledonia | 18&19 | pl 51 | MM Montgomery | GW & HB Malashevsky | 1-4-023 | \$75,000 | 1986 07 |
| Caledonia | 9 | pl 51 | B. Grenville | CGJ & CL Fleming | 1-4-046 | \$60,000 | 1984 09 |
| Caledonia | 9 | pl 51 | P Zandberg | DH & WR Stirling | 1-4-047 | \$46,500 | 1985 08 |
| Caledonia | 32/39 | Pl. 51 | GA & DR Brown | J & W Van Barneveld | 1-4-066 | \$42,500 | 1983 11 |
| Caledonia | 889 | | SM Bigrigg | TT Fowler & KM McKane | 1-5-014 | \$52,900 | 1985 06 |
| Caledonia | 889 | O | HRO Bradley | MW Martin | 1-5-015 | \$35,000 | 1986 07 |
| Caledonia | 1/2 | | RP & J Kruck | GR Legere | 1-5-041 | \$68,000 | 1986 11 |
| Caledonia | 6-8 | | JA & AN Lawler | TL & PA Rendall | 1-5-071 | \$63,400 | 1985 09 |
| Caledonia | 7 | | EW & JG Shackleton | DG Foote & MF Winger | 1-5-073 | \$78,000 | 1986 10 |
| Caledonia | 7 | | LR Bottenfield | RC & CS Flowers | 1-5-074 | \$90,000 | 1986 08 |
| Caledonia | 10/11 | | G Sabatine | G Sabatine & P Jones | 1-5-087 | \$65,000 | 1987 06 |
| Caledonia | 10/11 | | P Halyk | G Sabatine | 1-5-087 | \$65,000 | 1986 08 |
| Caledonia | 12 | O | E D Fletcher | C Robertson | 1-5-088 | \$32,000 | 1986 07 |
| Caledonia | 7 & 8 | | R & S Bassett | M & C Rodnar | 1-5-091 | \$47,000 | 1986 07 |
| Caledonia | 9 | | BR & JN Black | BM & BA MacLeod | 1-5-1160 | \$57,000 | 1980 06 |
| Caledonia | 11/12 | | JH & M Arnold | CM Mahoney | 1-5-166 | \$52,000 | 1982 10 |
| Caledonia | 6 | | CM Henderson | L & MD Fountain | 1-5-48 | \$39,500 | 1983 10 |
| Caledonia | 1 | P75 | Hiljay Homes Ltd | S & RM Korda | 1-6-003 | \$74,051 | 1985 07 |
| Caledonia | 3 | Pl. 75 | A Zandberg | PB & LM Thain | 1-6-00304 | \$81,500 | 1986 06 |

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|-----------|-----|---------|---|------------------------------|-----------|-----------|---------|
| Caledonia | 6 | Plan 75 | Canada Permanent Trust Co. | GK & SM McIntosh | 1-6-00310 | \$41,500 | 1981 06 |
| Caledonia | 18 | Pl 75 | EDF & ME Francis | JG & SL Steel | 1-6-00333 | \$78,000 | 1985 08 |
| Caledonia | 4 | Pl.74 | RW Ellis | MJ & PP Noonan | 1-6-00342 | \$98,000 | 1987 06 |
| Caledonia | 8 | Pl 74 | PR & SE Rae | WV & JA Katerenchuk | 1-6-00350 | \$68,900 | 1985 06 |
| Caledonia | 10 | P 74 | P A & D M Vandendool | M J & L C Bezanson | 1-6-00354 | \$68,500 | 1985-09 |
| Caledonia | 25 | Pl.74 | RK & PH Rickards | AD & TA Morrow | 1-6-00384 | \$72,900 | 1986 09 |
| Caledonia | 28 | Plan 74 | J & F Dawson | CA Schueyler | 1-6-00389 | \$48,000 | 1983 09 |
| Caledonia | 32 | Pl.74 | A Vandendool | GA & AA MacDonald | 1-6-00398 | \$75,500 | 1986 06 |
| Caledonia | 56 | Pl.74 | T. Steenhoff Est's & Binbrook Bldgs | DR & LP Smith | 1-6-00404 | \$57,100 | 1982 10 |
| Caledonia | 34 | Plan 74 | V & J Curtis | WE & PM Jordan | 1-6-00402 | \$51,000 | 1980 11 |
| Caledonia | 37 | Pl.74 | AG & LM Weatherston | A & M Miedema | 1-6-00408 | \$80,900 | 1986 07 |
| Caledonia | 38 | Pl. 74 | GH & BL Milligan | B & VE Rupp | 1-6-00410 | \$58,500 | 1983 11 |
| Caledonia | 39 | Pl. 74 | JC Daxtdator | A & FW Bethlehem | 1-6-00412 | \$93,500 | 1987 06 |
| Caledonia | 48 | P 74 | D W & D Kaupert | R E & T Sisson | 1-6-00430 | \$73,000 | 1985-11 |
| Caledonia | 51 | Pl. 74 | GV & SM Bowman | G & E Arden | 1-6-00436 | \$62,800 | 1983 11 |
| Caledonia | 54 | p 74 | T. Steenhof Estates Ltd. & Binbrook P&J Quinn | | 1-6-00442 | \$56,900 | 1982 09 |
| Caledonia | 57 | Pl.47 | JA Clark | GT & DE Hannigan | 1-6-00448 | \$65,000 | 1986 06 |
| Caledonia | 57 | Pl.74 | DJ & EJ Britton | KC & CA Halliday | 1-6-00452 | \$73,000 | 1986 10 |
| Caledonia | 59 | Plan 74 | The Royal Trust Co. | DR & KL Shirk | 1-6-00458 | \$70,000 | 1981 06 |
| Caledonia | 62 | P74 | N & C Morrison | D J Slivecko | 1-6-00462 | \$125,000 | 1987 06 |
| Caledonia | 64 | Pl.74 | G Robertson | AN & CM Soshucky | 1-6-00470 | \$58,500 | 1985 07 |
| Caledonia | 68 | Pl 74 | Fox & Partners Ltd. | GPJ & SJ Moncrieffe | 1-6-00474 | \$84,900 | 1986 09 |
| Caledonia | 70 | Pl.74 | C & J Barrett | B & N Sanvito | 1-6-00484 | \$95,000 | 1986 06 |
| Caledonia | 75 | Pl.74 | C Brosseau & S Marcotte | RA & TJ Malik | 1-6-00486 | \$104,000 | 1987 06 |
| Caledonia | 76 | Pl.74 | BSG & BJ Campbell | RJ & KM Best | 1-6-00494 | \$94,600 | 1986-11 |
| Caledonia | 80 | P74 | HA & ER Lee | JP & SE Gowland | 1-6-00496 | \$97,000 | 1986 10 |
| Caledonia | 81 | Pl. 74 | A & DS Iaquinto | JL & BD Vogt | 1-6-00498 | \$88,000 | 1985 07 |
| Caledonia | 82 | P74 | RJ & MG Robitaille | NA & CCM Morrison | 1-6-00502 | \$130,000 | 1986 11 |
| Caledonia | 84 | Pl.74 | E & P Wren | DJ & EJ Britton | 1-6-00506 | \$91,000 | 1986 11 |
| Caledonia | 86 | Pl.74 | G Hyslop Inc. | RE & SM McCullum | 1-6-00508 | \$96,000 | 1986 06 |
| Caledonia | 87 | Pl.74 | JS & PS Walton | C Stabileford | 1-6-00526 | \$60,920 | 1983 10 |
| Caledonia | 96 | Pl.74 | G Hyslop Inc. | PR & LV Wolf | 1-6-00542 | \$97,000 | 1987 06 |
| Caledonia | 106 | Pl. 74 | HJ & BJ Murray | HJ & BJ Murray | 1-6-00542 | \$70,000 | 1985 07 |
| Caledonia | 106 | Pl 74 | GR Goodwill | R5 & CA Corlis | 1-6-00546 | \$86,500 | 1986 09 |
| Caledonia | 104 | 74 | EA & SA Williamson | RE & BY Cox | 1-6-00550 | \$89,500 | 1986 07 |
| Caledonia | 102 | p 74 | KJ & B Rickards | L & L Wau | 1-6-01316 | \$56,000 | 1985 11 |
| Caledonia | 59 | p 75 | D & B Anguish | MMA & R Dossa | 1-6-01318 | \$80,000 | 1986 06 |
| Caledonia | 58 | Pl.75 | RG Brydges | H. Kairys | 1-6-01330 | \$75,100 | 1985 09 |
| Caledonia | 52 | p 75 | L. Osinga | MR & JA Hilker | 1-6-01332 | \$89,000 | 1986 08 |
| Caledonia | 51 | Pl.75 | RC & PJ Murray | MR & JA Hilker | 1-6-01332 | \$69,900 | 1985 06 |
| Caledonia | 51 | Pl 75 | Hiljay Homes Ltd. | M Davis | 1-6-01338 | \$68,900 | 1983 11 |
| Caledonia | 60 | Pl 75 | Hiljay Homes Ltd. | J Male & D Doule (Campbell?) | 1-6-01346 | \$88,000 | 1986 10 |
| Caledonia | 64 | Pl.75 | WB & CA Maxwell | | | | |

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|-----------|-------|-----------|--|---------------------------|------------|-----------|---------|
| Caledonia | 64 | Plan 75 | ?? | ??(J.Male & D.Douyle) | 1-6-01346 | \$47,500 | 1980 11 |
| Caledonia | 0 | P75 | J & S Lunes | M J McDonald & K A Hurd | 1-6-01352 | \$65,000 | 1985 09 |
| Caledonia | 34 | p 75 | T. Steenhof Estates Ltd. & Binbrook G&M Marles | | 1-6-01358 | \$57,110 | 1982 09 |
| Caledonia | 35 | Pl. 75 | T. Steenhof Est's & Binbrook Bldrs. | RE & DML Dorr | 1-6-01360 | \$56,900 | 1982 10 |
| Caledonia | 38 | 0 | PW & GJ Goodwin | OT & L Hlavenka | 1-6-01366 | \$52,800 | 1985 07 |
| Caledonia | 38 | Pl. 75 | J & W Van Barneveld | PW & GJ Goodwin | 1-6-01366 | \$46,000 | 1983 11 |
| Caledonia | 42 | pl 75 | DF & AH Horsley | DA McMarrus | 1-6-01374 | \$82,000 | 1985 11 |
| Caledonia | 43 | p 75 | P&H Lofberg | CH & AA Schulthuis | 1-6-01376 | \$75,000 | 1985 10 |
| Caledonia | 70 | pl 75 | HK & EL Ellis | DC & PR Coghill | 1-6-0138 | \$74,000 | 1985 09 |
| Caledonia | 46 | pl 75 | SV & W Irwin | DW & DM Larlee | 1-6-01382 | \$70,000 | 1985 11 |
| Caledonia | 25 | P75 | M A Bulbeck | H Wagner & A Dale | 1-6-014 | \$63,000 | 1985 10 |
| Caledonia | 26 | 75 | A Beale | SA & RA Habash | 1-6-01402 | \$105,000 | 1987 06 |
| Caledonia | 28 | P 75 | WLR & KM Rountree | TM * WS Denstodt | 1-6-01406 | \$66,500 | 1985-06 |
| Caledonia | 13&14 | | JF & VE Chapman | EM Fletcher | 1-6-022 | \$77,000 | 1986 08 |
| Caledonia | 1 | Pl. 89 | KJ & NL Walker | L & A Vuuk | 1-6-050 | \$93,000 | 1987 06 |
| Caledonia | 1 | Pl. 89 | RA & SM Young | KJ & NL Walker | 1-6-050 | \$79,500 | 1986 06 |
| Caledonia | 1 | Pl. 89 | R & JM Harrison | AJ & AT Schrama | 1-6-05001 | \$72,000 | 1986 06 |
| Caledonia | 2 | Pl. 89 | KJ & CL Platz | P & J Kruck | 1-6-05002 | \$80,000 | 1986 11 |
| Caledonia | 6 | Pl. 89 | KB & LP Kulcher | GD & PL Beaton | 1-6-05011 | \$65,000 | 1985 06 |
| Caledonia | 11 | Pl. 89 | L Dalton | DR & PL Ferrell | 1-6-05020 | \$85,000 | 1986 08 |
| Caledonia | 13 | Pl. 89 | C Damen | GD & EH Majkut | 1-6-05025 | \$79,000 | 1986 06 |
| Caledonia | 2 | pl 89 | WL & PS Upton | RJ & C Van Fleet | 1-6-050-03 | \$60,100 | 1984 08 |
| Caledonia | 3 | pl 97 | Henco Prop. Ltd. | RH & CM Hemsworth | 1-6-05204 | \$63,500 | 1985 08 |
| Caledonia | 5 | pl 97 | Henco Prop. Ltd. | PD Mizzi & MG Hawker | 1-6-05208 | \$60,825 | 1985 08 |
| Caledonia | 6 | pl 97 | Henco Prop. Ltd. | MDJ Cloet | 1-6-05210 | \$63,500 | 1985 08 |
| Caledonia | 7 | pl 97 | Henco Prop. Ltd. | LG Wilkieson, PA Hudspeth | 1-6-05212 | \$65,000 | 1985 09 |
| Caledonia | 8 | Pl. 97 | L Szpot & GE Crawford | AM & KA Campbell | 1-6-05214 | \$81,500 | 1987 06 |
| Caledonia | 9 | pl 97 | Henco Prop. Ltd. | N & RA Richard | 1-6-05216 | \$53,955 | 1985 09 |
| Caledonia | 10 | Pl. 97 | WG & LI Neiley | JN & SV Loomis | 1-6-05218 | \$82,500 | 1986 06 |
| Caledonia | 3 | Pl. 98 | Henco Prop. Ltd. | W & B Goodman | 1-6-05310 | \$66,900 | 1985 10 |
| Caledonia | 5 | Pl. 98 | GL & JC Cragten | AG & JA DiMaria | 1-6-05320 | \$78,000 | 1986 06 |
| Caledonia | 7 | Pl. 98 | PJ & KJ Clemens | P & M Bernard | 1-6-05330 | \$97,500 | 1987 06 |
| Caledonia | 8 | pl 98 | Henco Prop. Ltd. | AJ & DM Boucher | 1-6-05335 | \$80,000 | 1985 10 |
| Caledonia | 10 | pl 98 | Henco Prop. Ltd. | RB & NA McPherson | 1-6-05345 | \$90,000 | 1985 10 |
| Caledonia | 13 | Pl. 98 | RK & FJ Duiker | ES & KJ Brunton | 1-6-05360 | \$82,000 | 1986 08 |
| Caledonia | 11 | pl 97 | Henco Prop., Ltd. | N & RA Richard | 1-6-05380 | \$48,785 | 1985 09 |
| Caledonia | | | GL Kragten | WW & MA Walker | 1-6-07993 | \$75,000 | 1987 06 |
| Caledonia | 0 | Con Pl 13 | M Wolowski | G L Kragten | 1-6-07993 | \$46,000 | 1985 09 |
| Caledonia | | | RE Thompson | HM Thorne | 1-6-07995 | \$51,000 | 1986 08 |
| Caledonia | 53 | pl 75 | HilJay Homes Ltd. | AG & KC Swackhammer | 1-6-13-28 | \$64,570 | 1983 06 |
| Caledonia | 26 | Pl. 74 | E & W Saari | R Hyslop & MC Miller | 1-6-385 | \$47,000 | 1982 06 |
| Caledonia | 28 | pl 74 | CA Schweyer | DB & SE Pringle | 1-6-3-89 | \$56,000 | 1984 10 |
| Caledonia | 52 | Pl. 74 | T Steenhof Est's & Binbrook Bldrs. | JS & JM Gryzak | 1-6-438 | \$57,200 | 1982 10 |

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RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-------|--------|--|------------------------------|-------------|-----------|---------|
| Caledonia | 39 | p1 74 | ER Slack | JC & DE Dostclator | 1-6-4-12 | \$58,000 | 1984 08 |
| Caledonia | 50 | p1 74 | R&L Menard | GJ McKeen | 1-6-4-34 | \$58,000 | 1983 06 |
| Caledonia | 50 | p 74 | T Steenhof Estates Ltd. & Binbrook BldgV & SM Bowman | R&L Menard | 1-6-4-34 | \$56,500 | 1982 07 |
| Caledonia | 51 | p 74 | T. Steenhof Ests.Ltd. & Binbrook BldgV & SM Bowman | LJ & J Gibson | 1-6-4-36 | \$57,100 | 1982 07 |
| Caledonia | 4 | p1 89 | Slack Lumber & Supplies Ltd. | DR & NE Brooksbank | 1-6-50-06 | \$52,900 | 1983 06 |
| Caledonia | 4 | p 89 | Slack Lumber & Supplies Ltd. | EA & SA Williamson | 1-6-50-07 | \$52,900 | 1983 06 |
| Caledonia | 104 | p 74 | RL & LM Wamsteeker | LJ de Vlas & SD Fleming | 1-6-5-46 | \$52,000 | 1982 08 |
| Caledonia | A & 3 | | VM Weylie | A & WE Reveridge | 1-7-004 | \$77,900 | 1986 06 |
| Caledonia | 9 | 2 | DG Neale | K&D Dewel | 1-7-009 | \$58,000 | 1984 06 |
| Caledonia | 8 | | CA & ML Ashford | CA & ML Ashford | 1-7-010 | \$46,000 | 1983 11 |
| Caledonia | 3/4 | | WE & CA Maxwell | GE MacDonald | 1-7-010 | \$45,000 | 1980 11 |
| Caledonia | 3/4 | | G Hyslop | WD & PM Bell | 1-7-016 | \$95,000 | 1986 06 |
| Caledonia | A & 1 | | RC & CS Flowers | B Evans | 1-7-018 | \$62,900 | 1986 08 |
| Caledonia | 1 | 10 | H Jones | M & DM MacNeil | 1-7-051 | \$66,000 | 1986 10 |
| Caledonia | 10,11 | | O CH & MA Talbot | GA & DE Hills | 1-7-052 | \$63,000 | 1986 07 |
| Caledonia | 1/2 | | B & ME Miller | JH & MI Bothwright | 1-7-066 | \$88,000 | 1986 11 |
| Caledonia | 3 | | GA & DE Hills | EA Thombs & WS Spencer | 1-7-071 | \$75,500 | 1986 11 |
| Caledonia | 7&8 | | TJ Doslea | TJ & JG Doslea | 1-7-077 | \$72,000 | 1986 11 |
| Caledonia | 7&8 | | GE & PA Jenne | W McMullen & L Sigfridson | 1-7-077 | \$65,900 | 1986 08 |
| Caledonia | 2/C | | D & I Collings | RA & DL Swanton | 1-7-082 | \$75,000 | 1987 06 |
| Caledonia | 3 | | O G & J Ablaka | JB & WL Fulton | 1-7-089 | \$66,000 | 1985 07 |
| Caledonia | 2/3 | | PE & MW Henry | PD & ME Miller | 1-7-09120 | \$98,000 | 1987 06 |
| Caledonia | 1 | | TJ Hutton | AT & AE McBride | 1-7-09170 | \$110,000 | 1986 11 |
| Caledonia | 6 | p1 82 | Slack Lumber & Supplies Ltd. | RM & YJ Hewitt | 1-7-10 | \$45,000 | 1980 02 |
| Caledonia | 45 | p1.47 | KW Grant | KW Grant | 1-7-10503 | \$73,000 | 1986 10 |
| Caledonia | 45 | p1.47 | GK & CD Moss | LP Yonev & KA Kitchell | 1-7-10503 | \$70,000 | 1986 07 |
| Caledonia | 49 | p1.47 | RG & CA Corlis | MC Grumkley | 1-7-10515 | \$79,000 | 1986 09 |
| Caledonia | 56 | p47 | R L Pasharuk | WJ & GL Gray | 1-7-10536 | \$63,000 | 1985 11 |
| Caledonia | 30 | p1.47 | RR & DJ Reiner | PK & BJ Coles | 1-7-10542 | \$86,500 | 1986 09 |
| Caledonia | 32 | p1.47 | JD & SA Park | F & M Brijde | 1-7-10548 | \$88,900 | 1986 10 |
| Caledonia | 33 | p1.47 | ER & MK Whitehorn | M & J Bootsman | 1-7-10551 | \$88,000 | 1986 08 |
| Caledonia | 34 | p1.47 | EF & AM Barey | G Quaglia | 1-7-10554 | \$93,000 | 1986 09 |
| Caledonia | 36 | p1.47 | GH & CJ Dunham | JD & SA Park | 1-7-10560 | \$78,000 | 1986 06 |
| Caledonia | 32 | p1 47 | DW & KA Pefletier | JE & DJ Gudgeon | 1-7-105-48 | \$71,500 | 1984 08 |
| Caledonia | 1 | p1 92 | GS & GM Lumsden | JE & DJ Gudgeon | 1-7-122 | \$74,000 | 1983 11 |
| Caledonia | 6 | p1.92 | MM Coleman | PJ & BM Northrup | 1-7-12750 | \$95,000 | 1987 06 |
| Caledonia | 5-7 | p1 82 | Tuite Construction Ltd. | Slack Lumber & Supplies Ltd. | 1-7-8/10/12 | \$113,700 | 1980 02 |
| Caledonia | 4 | - | WH Lantz | LJR & TME Charbonneau | 1-8-002 | \$67,000 | 1985 11 |
| Caledonia | 4 | | EDF& M Francis | LE & DM Burr | 1-8-002 | \$52,500 | 1980 06 |
| Caledonia | 4 | | RW & C Tomblin | TF & SI Avon | 1-8-004 | \$65,000 | 1986 06 |
| Caledonia | 4 | | O WR & ED Leslie | Nk & EA Anderson | 1-8-007 | \$80,000 | 1986 07 |
| Caledonia | 4 | | J & I Saliwonczyk | J Young | 1-8-014 | \$42,000 | 1986 06 |
| Caledonia | 1 | p1. 80 | FC Meval & BA Crawford | DF & ML McNally | 1-8-01805 | \$85,000 | 1986 08 |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-------|-------------------|--------------------------------|------------------------|------------|-----------|---------|
| Caledonia | 1 | p 80 | SG Bray | FC Meral & BA Crawford | 1-8-01805 | \$58,000 | 1983 10 |
| Caledonia | 4 | p 80 | Douglas B Browning Enterprises | HR & GE Singer | 1-8-01808 | \$50,000 | 1982 09 |
| Caledonia | 4 | p 80 | HD & NP Collins | B Muilwyk | 1-8-01809 | \$71,000 | 1986 09 |
| Caledonia | 5 | Pl.80 | SJ & KR Fenton | CA & KL Johnstone | 1-8-01810 | \$70,000 | 1986 11 |
| Caledonia | 5 | PL 80 | DE & BA Jenkins | SJ & KR Fenton | 1-8-01810 | \$59,250 | 1985 09 |
| Caledonia | 7 | pl 80 | CL Pyke | BJ Anding | 1-8-01815 | \$50,000 | 1985 06 |
| Caledonia | 8 | p 80 | RG & PJ Jorey | NC Vansevent | 1-8-01816 | \$64,500 | 1985 06 |
| Caledonia | 4 & 9 | Plan 80 | Douglas B Browning Enterprises | Inc.D & K Minchilio | 1-8-01819 | \$56,900 | 1981 06 |
| Caledonia | 12 | Pl. 80 | DB Browning Enterprises Ltd. | JH & M Arnold | 1-8-01824 | \$66,800 | 1982 10 |
| Caledonia | 15 | Plan 80 | Douglas B Browning Enterprises | Inc.RW Guyatt | 1-8-01830 | \$54,900 | 1980 11 |
| Caledonia | 16 | Plan 80 | Douglas B Browning Enterprises | Inc.LW & ME Johnson | 1-8-01831 | \$53,000 | 1980 07 |
| Caledonia | 16 | pl 80 | RD & AM Howden | RK & KL Davis | 1-8-01832 | \$67,000 | 1985 10 |
| Caledonia | 23 | P55 | L McQueen | R Ledger | 1-8-025 | \$89,549 | 1986 07 |
| Caledonia | 4 | Pl 47 | KC & PA Vardy | KL Horning | 1-8-02806 | \$69,000 | 1985 06 |
| Caledonia | 18 | P 47 | D & B Stephens | S Bent & J Robson | 1-8-02834 | \$58,000 | 1986-11 |
| Caledonia | 20 | pl 47 | ML Pursley & BJ Anding | CM & SL Haines | 1-8-02838 | \$62,000 | 1985 06 |
| Caledonia | 23 | Pl.47 | DR & JE Agnew | PD & DM Murphy | 1-8-02844 | \$77,000 | 1986 07 |
| Caledonia | 56/57 | Pl.47 | DH & BE Lidstone | WK & MC Macinnis | 1-8-028561 | \$70,000 | 1986 06 |
| Caledonia | 63 | Pl.47 | Dunwoody Ltd. | JM & TL Reaume | 1-8-02868 | \$68,000 | 1986 08 |
| Caledonia | 2 | P59 | R E & S D Hodgson | R E & L J Anderson | 1-8-02902 | \$69,900 | 1985 07 |
| Caledonia | 6 | Pl.59 | MP & S Bachuk | MW & DM Zaricki | 1-8-02906 | \$90,000 | 1986 07 |
| Caledonia | 7 | pl 59 | GM & DL Collier | WH & RJ Lantz | 1-8-02907 | \$78,000 | 1985 11 |
| Caledonia | 21 | - | DS & HF Conley | MP DeFabbra | 1-8-02921 | \$84,000 | 1985 09 |
| Caledonia | 8 | pl 92 | Hanco Properties Ltd. | RW & JM Eagles | 1-8-12950 | \$71,000 | 1983 06 |
| Caledonia | 7 | p 59 | CJ Gernhaelder & CJ Bunn | GM & D Collier | 1-8-29-07 | \$67,500 | 1983 06 |
| Caledonia | 2 | O J. Phillips | | SV & W Irwin | 1-9-00250 | \$34,900 | 1985 10 |
| Caledonia | 2 | W Fagan | | DJ & IM Collings | 1-9-004 | \$105,000 | 1986 09 |
| Caledonia | 2 | W Fagan | | TA & KA Richardson | 1-9-00420 | \$102,000 | 1986 11 |
| Caledonia | 1/2 | W Fagan | | CJ & KL Land | 1-9-00430 | \$95,875 | 1986 06 |
| Caledonia | 2 | W Fagan | | C & DA Bevaart | 1-9-00440 | \$89,000 | 1986 07 |
| Caledonia | 2 | W Fagan | | GL & BJ Pillon | 1-9-00450 | \$94,000 | 1986 07 |
| Caledonia | 1/2 | Hiljay Homes Ltd. | | JD & EM Walker | 1-9-00710 | \$85,900 | 1986 06 |
| Caledonia | 1/2 | W Fagan | | KJ & CL Platz | 1-9-00720 | \$104,900 | 1986 11 |
| Caledonia | 1 | W Fagan | | RK & PH Richards | 1-9-00730 | \$97,000 | 1986 09 |
| Caledonia | 1 | V Stringle | | RW & CR Reichheld | 1-9-010 | \$50,000 | 1983 10 |
| Caledonia | 3 | O WH & JA Schnur | | DH & BA Anquish | 1-9-011 | \$61,000 | 1985 11 |
| Caledonia | 6 | S & MA Schoeman | | EA & SW Williamson | 1-9-021 | \$30,000 | 1986 07 |
| Caledonia | 1 | M. Searles | | GL Kragten | 2-034 | \$92,000 | 1981 09 |
| Caledonia | 7 | EJ & DM Clark | | J & B Williams | 2-085 | \$59,900 | 1983 06 |
| Caledonia | 15 | TR & ML Haggith | | RE & TL Sitorski | 2-091 | \$40,000 | 1981 07 |
| Caledonia | 6&7 | O R.A. Leslie | | CPW & JM Hawthorne | 2-095-02 | \$42,000 | 1982 10 |
| Caledonia | 11&12 | O GF Brown | | RC & ME Fowler | 2-097 | \$45,000 | 1982 11 |
| Caledonia | 8 | O WR & CM Cowan | | D & J. Adeney | 2-098 | \$68,000 | 1981 08 |

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| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|-------|---------|----------------------------------|-------------------------|-----------|-----------|---------|
| Caledonia | 12 | pl 81 | Slack Lumber & Supplies | N & P Fair | 2-111-01 | \$54,900 | 1983 07 |
| Caledonia | 13 | pl 37 | OL & Y Hlavenka | MJ Mackenzie | 2-113-04 | \$56,900 | 1983 07 |
| Caledonia | 21 | pl 81 | Slack Lumber & Supplies Ltd. | DR & C Stafford | 2-113-05 | \$56,300 | 1983 08 |
| Caledonia | 16 | pl 81 | R. Taylor | JG & JM Forrest | 2-113-13 | \$59,000 | 1983 07 |
| Caledonia | 16 | pl 81 | YM Marhn | KC Crombie | 2-113-14 | \$63,340 | 1984 11 |
| Caledonia | 16 | pl 81 | A. Kragten | YM Martin | 2-113-14 | \$55,200 | 1982 11 |
| Caledonia | 15 | pl 81 | R & M Fowler | JE Krowchenko | 2-113-15 | \$55,000 | 1982 11 |
| Caledonia | 9 | pl 81 | Haldimand Bldg. Products | ED & MHCJ Wydryk | 2-113-21 | \$54,900 | 1982 11 |
| Caledonia | 8 | pl 81 | DR & SP Wells | L & G Felker | 2-113-22 | \$51,900 | 1983 06 |
| Caledonia | 7 | pl 81 | Haldimand Bldgs. Products | EM Clark & GA Davey | 2-113-25 | \$54,900 | 1980 05 |
| Caledonia | 5 | pl 81 | RA & TL Vanderwal | RA Vanderwal | 2-113-29 | \$44,000 | 1980 01 |
| Caledonia | 4 | pl 81 | AJ & AD MacDonald | RJ & RA DePratto | 2-113-31 | \$46,000 | 1981 11 |
| Caledonia | 16 | pl 81 | O MA & ME Pender | RH Cole | 2-123-10 | \$54,840 | 1980 01 |
| Caledonia | 13 | | CL & JL Drake | HH & MM Whitaker | 2-185 | \$51,000 | 1981 07 |
| Caledonia | 13 | | JA & EM Lawrence | JFW & LD Sutherland | 2-187 | \$41,000 | 1982 08 |
| Caledonia | 12 | | EL Ogilvie | FJ Brown | 2-206 | \$35,000 | 1981 06 |
| Caledonia | 13&14 | pl 2224 | KD & LJ Gordon | AE LePage Ltd. | 2-231 | \$58,000 | 1981 08 |
| Caledonia | 15-17 | pl 2224 | V&B Graham | LA Keth | 2-233 | \$39,500 | 1983 07 |
| Caledonia | 23 | pl 2224 | G. L. Walker, executrix | CE & NM Messerol | 2-237 | \$43,000 | 1980 01 |
| Caledonia | 43 | pl 72 | GA & AC Lacroix | WD & LD Fleming | 3-016-40 | \$72,900 | 1983 07 |
| Caledonia | 35 | pl 72 | Slack Lumber & Supplies Ltd. | HA & EG Tweedie | 3-016-56 | \$73,425 | 1983 08 |
| Caledonia | 20 | pl 72 | HG Hoeck | D & E Cree | 3-018-30 | \$71,500 | 1981 08 |
| Caledonia | 19 | pl 72 | PL Fox | R&A Djurdjevic | 3-018-32 | \$63,000 | 1981 08 |
| Caledonia | 18 | 72 | WR & LM Dixon | R & P Snyder | 3-018-34 | \$57,500 | 1981 06 |
| Caledonia | 14 | pl 72 | GB & DV Howe | RE & PL Fox | 3-018-42 | \$105,000 | 1981 07 |
| Caledonia | 3 | pl 83 | LJ & GA Kreston | EH & CE Crabtree | 3-026-10 | \$120,000 | 1983 06 |
| Caledonia | 5 | pl 83 | RG & KJ Reeve | KG & JA Skeates | 3-026-20 | \$84,500 | 1980 05 |
| Caledonia | 2 | 95 | Three Brothers Ppties Ltd | L A Graves & L M Salemi | 3-4-04404 | \$72,900 | 1985 09 |
| Caledonia | 3 | 95 | TG & PA Sutcliffe | TW Trickey | 3-4-04406 | \$94,000 | 1985 10 |
| Caledonia | 9&10 | pl 51 | J. Gannett | P. Zandberg | 4-047 | \$45,000 | 1982 06 |
| Caledonia | 8 | | O R & A Zandberg | WR & RA Zandberg | 4-055-01 | \$65,000 | 1980 02 |
| Caledonia | 9 | | A McAlpine | P Finn | 5-016 | \$33,400 | 1981 07 |
| Caledonia | 11&12 | | FQ & JI. Mathewsik | AD & SA Pawluk | 5-089 | \$49,900 | 1982 06 |
| Caledonia | 13 | | Avco Financial Serv. Realty Ltd. | DW & KS Couchie | 5-155 | \$22,000 | 1982 08 |
| Caledonia | 9 | | P Finn | E. Lynn | 5-16 | \$34,000 | 1982 07 |
| Caledonia | 3 | 75 | Erie North, Developments Ltd. | Royal Trust Corp. | 6-003-04 | \$52,000 | 1980 01 |
| Caledonia | 8 | pl 75 | R&I Shelton | WD McBurney & AE Telfer | 6-003-14 | \$55,000 | 1981 06 |
| Caledonia | 13 | pl 75 | WJ & NM Dowhan | RD & A Day | 6-003-24 | \$50,000 | 1981 11 |
| Caledonia | 18 | pl 75 | SS & D Hague | Retrass Ltd. | 6-003-30 | \$68,400 | 1980 01 |
| Caledonia | 7 | pl 74 | JA & DM Edwards | EA & KA & EA West | 6-003-48 | \$70,000 | 1981 10 |
| Caledonia | 9 | pl 74 | LR & KA Knight | DJ & NE Halfpenny | 6-003-52 | \$57,000 | 1982 12 |
| Caledonia | 13 | pl 74 | Bank of Montreal | RW & LCA Stack | 6-003-60 | \$54,500 | 1981 08 |
| Caledonia | 39 | 74 | The Canada Trust Co. | Ellis Randolph Staci | 6-004-10 | \$39,000 | 1980 02 |

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|-----------|-----|-------|---------------------------------|-----------------------------------|------------|----------|---------|
| Caledonia | 42 | pl 74 | MJ & SF Breakspeare | FJ & NA Hondula | 6-004-18 | \$64,000 | 1981 09 |
| Caledonia | 58 | pl 74 | J. Lucas | G & DW Kinnaird | 6-004-50 | \$53,000 | 1981 08 |
| Caledonia | 80 | pl 74 | G. Touchette | HA & ER Lee | 6-004-94 | \$66,000 | 1982 07 |
| Caledonia | 81 | pl 74 | WG & C Robinson | A Iaquinto & D Yakutchik | 6-004-96 | \$67,000 | 1983 06 |
| Caledonia | 83 | pl 74 | Andercrest Developments | GWA Davies & NL Begley | 6-005 | \$54,500 | 1980 01 |
| Caledonia | 91 | pl 74 | RI & MS Powell | CA & ME Osborne | 6-005-17 | \$51,900 | 1983 08 |
| Caledonia | 95 | pl 74 | Canada Trust | P & P McCormack | 6-005-24 | \$52,900 | 1981 05 |
| Caledonia | 70 | pl 75 | HLW & HP Grevelt | HK, EL, & HK Ellis | 6-013-08 | \$59,000 | 1981 10 |
| Caledonia | 54 | pl 75 | Hiljay Homes Ltd. | R & R Hadcock | 6-013-26 | \$63,000 | 1983 07 |
| Caledonia | 52 | pl 75 | Hiljoy Homes Ltd. | L. Osinga | 6-013-30 | \$64,500 | 1983 08 |
| Caledonia | 62 | pl 75 | Hiljoy Homes Ltd. | A Willson & C Adcock-Willson | 6-013-42 | \$61,950 | 1983 08 |
| Caledonia | 64 | 75 | Niagara Realty Ltd. | K Jones | 6-013-46 | \$54,900 | 1980 01 |
| Caledonia | 37 | pl 75 | CB & JJ Burr | BY Hong | 6-013-64 | \$46,000 | 1981 10 |
| Caledonia | 57 | pl 74 | TE & C Harper | DJ & EJ Baitton | 6-040-49-2 | \$46,000 | 1983 10 |
| Caledonia | 1 | pl 89 | Slack Lumber & Supplies | DA & LL Rodway | 6-050 | \$52,900 | 1983 06 |
| Caledonia | 6 | 89 | Slack Lumber & Supplies | J & C Girard | 6-050 | \$53,900 | 1983 06 |
| Caledonia | 2 | pl 89 | Slack Lumber & Supplies | RD & RI Kershaw | 6-050-02 | \$54,010 | 1983 06 |
| Caledonia | 2 | pl 89 | Slack Lumber | WL & PS Unton | 6-050-03 | \$53,900 | 1983 06 |
| Caledonia | 3 | pl 89 | Slack Lumber & Supp. | GJ Kulakowsky & DM Neubu | 6-050-05 | \$53,900 | 1983 06 |
| Caledonia | 5R | pl 89 | Slack Lumber & Supplies Ltd. | G & K Pearson | 6-050-08 | \$53,900 | 1983 08 |
| Caledonia | 7 | pl 89 | Slack Lumber & Supplies | KB & LP Kulcher | 6-050-11 | \$52,900 | 1983 06 |
| Caledonia | 12 | pl 89 | Slack Lumber & Supplies Ltd. | EJ & E Lilley | 6-050-12 | \$53,900 | 1983 06 |
| Caledonia | 14 | pl 89 | Slack Lumber | RG & DGLS Killam | 6-050-23 | \$52,900 | 1983 06 |
| Caledonia | 15 | pl 89 | Slack Lumber & Supplies | GF Taylor, D McNeice & M. Osborne | 6-050-26 | \$58,900 | 1982 06 |
| Caledonia | 30 | pl 75 | M & J Clark | JA & DM Edwards | 6-050-29 | \$54,000 | 1981 10 |
| Caledonia | 87 | pl 74 | E S Gilchrist | R & M Powell | 6-071 | \$90,000 | 1983 08 |
| Caledonia | 2 | pl 74 | G. Hyslop Inc. | EJ & BM Kopilovich | 6-14-10 | \$51,000 | 1980 02 |
| Caledonia | 2 | | TE & CL Pyke | JS & PS Walton | 6-50-08 | \$71,900 | 1983 10 |
| Caledonia | 1 | | J&B Oldrieve | CM & LA White | 7-045 | \$41,000 | 1982 11 |
| Caledonia | 32 | 47 | WG & MM Fowler | J & M Clinton | 7-068 | \$54,500 | 1981 10 |
| Caledonia | 35 | pl 47 | ML West | WE & LL Burke | 7-103 | \$52,500 | 1983 07 |
| Caledonia | 37 | pl 47 | MT & GJ Quigley | D & K Pelletier | 7-10548 | \$62,000 | 1981 08 |
| Caledonia | 6 | pl 55 | R & E Shelton | R & TA Cherlebois | 7-105-57 | \$60,000 | 1983 10 |
| Caledonia | 4 | | LB & DM Burr | BH & ML West | 7-105-57 | \$62,000 | 1981 06 |
| Caledonia | 2 | pl 80 | Douglas B. Browning Enterp. | WA Rowman | 7-106 | \$48,000 | 1981 07 |
| Caledonia | 1 | pl 80 | DB Browning Enterprises | WH Lantz | 8-002 | \$57,000 | 1982 11 |
| Caledonia | 4 | pl 80 | DB Browning Enterprises | JC & ML Moore | 8-018-04 | \$49,900 | 1980 01 |
| Caledonia | 5 | pl 80 | DB Browning Enterprises Ltd. | SE Bray | 8-018-05 | \$58,500 | 1981 06 |
| Caledonia | 6 | pl 80 | Douglas B. Browning Enter. | HD & NP Collins | 8-018-09 | \$48,000 | 1982 06 |
| Caledonia | 7 | pl 80 | Douglas B. Browning Enterprises | DE & BF Jenkins | 8-018-10 | \$50,500 | 1982 07 |
| Caledonia | 9 | pl 80 | DB Browning Enterprises Ltd. | JS & JF Martine | 8-018-12 | \$53,400 | 1980 02 |
| Caledonia | | | | CL Pyke | 8-018-15 | \$39,900 | 1982 11 |
| Caledonia | | | | R & E Shelton | 8-018-18 | \$59,415 | 1981 06 |

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|-----------|-------|-------|---------------------------------------|-----------------------------|-----------|-----------|---------|
| Caledonia | 4&10 | pl 90 | Douglas R. Browning Enterprises | WT & DP Chisholm | 8-018-20 | \$88,000 | 1982 11 |
| Caledonia | 4&11 | | DB Browning Enterprises Ltd. | LM & EP Godfrey | 8-018-22 | \$49,500 | 1982 07 |
| Caledonia | 4&11 | pl 80 | DB Browning Enterprises Ltd. | GI Richert | 8-018-23 | \$63,000 | 1982 07 |
| Caledonia | 12 | pl 80 | D B Browning Enterprises | MT Wilkins | 8-018-25 | \$49,900 | 1982 10 |
| Caledonia | 14 | pl 80 | DJ & SL Edwards | N&V Stevens | 8-018-34 | \$55,000 | 1984 11 |
| Caledonia | 62 | pl 47 | Income Trust Co. | FW & SB Dowell | 8-028-66 | \$48,500 | 1983 06 |
| Caledonia | 18 | p 59 | S. Perious | H&R Williamson | 8-2-9-18 | \$62,000 | 1983 10 |
| Cayuga | 1 | | GM Baird | JS & ME Vallentin | 1-020 | \$55,000 | 1982 11 |
| Cayuga | 17 | | EG & GR Burgener | D & LJ Delegarde | 1-030-50 | \$74,000 | 1981 11 |
| Cayuga | 11&12 | | WE & F Baldwin | EC & G McCombs | 1-040-1 | \$40,000 | 1983 06 |
| Cayuga | 17 | | R Williamson | GP \ LM Armstrong | 1-046 | \$45,000 | 1984 11 |
| Cayuga | 1&2 | | GV & EE Martin | T & A Stewart | 1-048 | \$53,500 | 1983 06 |
| Cayuga | 13 | | CW & AE Parsona | PA & MB Van Dalen | 1-059 | \$50,000 | 1981 11 |
| Cayuga | 13&5 | | FJ Brown | JA & SE Mathieson | 1-112 | \$120,000 | 1983 07 |
| Cayuga | 16&17 | | BO & BG Young | DC & CA Petteplace | 1-119 | \$33,000 | 1981 06 |
| Cayuga | bl13 | | DL Stewart | R Konrad | 1-124 | \$57,000 | 1983 08 |
| Cayuga | 17 | pl 76 | CL Potter | WR Emery & JR Charnley | 1-141-35 | \$57,000 | 1981 11 |
| Cayuga | 17 | pl 76 | TP & RM Murphy | C Terrebroodt & K Vuylsteke | 1-141-40 | \$44,000 | 1981 06 |
| Cayuga | 2&3 | | JB Stuart (Estate) | LF & LD Brown | 1-149 | \$37,000 | 1982 08 |
| Cayuga | 3 | pl 76 | Binkrook Builders Ltd. | KS & AC Pickup | 1-160-4 | \$57,000 | 1981 09 |
| Cayuga | 3 | | BM Beal | JP & JE Fisher | 1-161 | \$53,000 | 1982 11 |
| Cayuga | 9 | | E Henderson (Est.) | JK & JJ Heatherton | 2-021 | \$34,000 | 1983 08 |
| Cayuga | 3&4 | | MF Ferguson | EJ Downie | 2-056 | \$33,000 | 1983 08 |
| Cayuga | 6&7 | | O WL & BA Damerling | DE Baird & JA Kiefer | 2-08860 | \$61,000 | 1982 10 |
| Cayuga | 1&2 | | O S. Dawyk & T. deWijk | DJ & GJ Haues | 2-130 | \$27,000 | 1981 10 |
| Cayuga | 1&2 | | TC & LA Monforton | GD & JE PANKHURST | 2-144-50 | \$76,000 | 1983 06 |
| Cayuga | 1&2 | | O Southwestern Custom Travl.Homes Ltd | EDF LeBlanc | 2-178-4 | \$50,000 | 1981 08 |
| Cayuga | 5 | 3 | AM Sterling | JE WINGER | 4-074-6 | \$52,000 | 1983 07 |
| Cayuga | 37 | 1 | WR & JE Armstrong | BJ Sharp | 5-1-051 | \$47,000 | 1983 10 |
| Cayuga | 37 | 1 | BJ Sharp | J Warner & K Gunby | 5-1-05100 | \$84,000 | 1987 06 |
| Cayuga | 38 | 1 | A & A Hogstero | RT & YR Hawkins | 5-1-05650 | \$77,900 | 1985 10 |
| Cayuga | 43 | 1 | LA & WJ Cryslar | DP Lepre | 5-1-081 | \$32,100 | 1984 09 |
| Cayuga | 39 | 1 | Toronto Dominion Bank | JF & SL Austin | 5-1-13410 | \$61,000 | 1982 06 |
| Cayuga | 46 | 1 | DD & DM Heiliger | Y Brunt | 5-1-150 | \$42,000 | 1984 07 |
| Cayuga | 37 | 3 | G Swent | AM Jacobs & DN Creighton | 5-2-083 | \$48,000 | 1985 08 |
| Cayuga | 33 | 1 | DJ Wilson | DE & JA Baird | 5-3-02150 | \$85,000 | 1985 10 |
| Cayuga | 28 | 1 | M Keeping | DJ Duchesne | 5-3-77 | \$50,000 | 1984 06 |
| Cayuga | 6 | 2 | H & N O'Hagan | GR & PA Kollee | 5-4-00550 | \$115,000 | 1987 06 |
| Cayuga | 6 | 2 | Victoria & Grey Trust | RW & LD Bull | 5-4-03295 | \$89,000 | 1984 06 |
| Cayuga | 18 | 3 | WT & KL Oster | RF & HM Belbeck | 5-4-08950 | \$125,000 | 1985 10 |
| Cayuga | 2 | | EM Dumoulin | GJ & SJ Casey | 5-4-09040 | \$120,000 | 1986 11 |
| Cayuga | 3 | Pl.71 | RG & TW Thorne | PL Preston | 5-4-09050 | \$92,000 | 1982 10 |
| Cayuga | 10 | pl 71 | RT & YR Hawkins | VM & RA Jones | 5-4-09120 | \$130,000 | 1985 10 |

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TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|---------|------------------------|-------------------------|------------|-----------|---------|
| Cayuga | 13 | 1 | Royal Bank of Canada | ML Rabineau | 5-5-06250 | \$55,000 | 1983 11 |
| Cayuga | 6 | 1 | A & S Koopal | JLO & DJ McKenzie | 5-5-075 | \$44,000 | 1985 10 |
| Cayuga | 1 | | SR & SJ Cronk | WG & M Morris | 6-1-00705 | \$54,000 | 1981 10 |
| Cayuga | 10&11 | | O F & M Aquino | Y R Bulger | 6-1-02360 | \$110,000 | 1985 09 |
| Cayuga | 8 | 2 | G & A Mocskos | HJ & RL Williamson | 6-1-02805 | \$53,000 | 1985 06 |
| Cayuga | 9 | - | J. Campbell | RD & DL Bunting | 6-1-02815 | \$53,000 | 1985 10 |
| Cayuga | 18 | | DL Ziegler | DR & MEM Armstrong | 6-1-031 | \$71,000 | 1986 11 |
| Cayuga | 18 | | H.M.Q. | D & B Ziegler | 6-1-031 | \$38,900 | 1980 09 |
| Cayuga | 6 | | O CA Brown | C & RM Intine | 6-1-03650 | \$64,500 | 1985 10 |
| Cayuga | 9 | | S Mozes | J & F Gilmour | 6-1-039 | \$69,500 | 1987 06 |
| Cayuga | 9 | | S Mozes | J & F Gilmour | 6-1-039 | \$69,500 | 1987 06 |
| Cayuga | 12 | n/a | PA Plug | H & ML Bassindale | 6-1-04105 | \$61,500 | 1981 06 |
| Cayuga | 16 | | H.M.Q. | M & M Totarnic | 6-1-045 | \$38,450 | 1980 10 |
| Cayuga | 15 | | H.M.Q. | E & D Park | 6-1-051 | \$40,300 | 1980 09 |
| Cayuga | 16 | | WA & DJ Johnston | ER & JA Barclay | 6-1-052 | \$59,900 | 1984 06 |
| Cayuga | 16 | | H.M.Q. | W & D Johnston | 6-1-052 | \$43,600 | 1980 10 |
| Cayuga | 3 | | A & E Pruse | J & K Baird | 6-1-072 | \$35,000 | 1980 09 |
| Cayuga | 23 | | O A & EA Lee | LDW & JWM Jacobs | 6-1-102 | \$26,000 | 1985 08 |
| Cayuga | BLA | - | J&S Little | D&D Lauridsen | 6-1-112 | \$31,500 | 1985 11 |
| Cayuga | A | | O RT Nixon | JB & SL Little | 6-1-112 | \$28,000 | 1984 08 |
| Cayuga | 16/17 | | DC & CA Petteplace | L Hlavenka | 6-1-119 | \$42,000 | 1986 09 |
| Cayuga | 18 | Pl.76 | WE & ZM Bassingthwaite | PM & CL Maudsley | 6-1-14130 | \$68,000 | 1986 11 |
| Cayuga | 2&3 | | O R Meesters | JR & J Coates | 6-1-144 | \$29,500 | 1982 07 |
| Cayuga | Gore | | SA Moses | RG Taylor | 6-1-147 | \$37,000 | 1986 09 |
| Cayuga | Gore | | National Trust Co. | SA Mozes | 6-1-147 | \$25,000 | 1980 09 |
| Cayuga | 3 | Pl.76 | DC & HM Peirson | DJ & SA Vollick | 6-1-16004 | \$65,000 | 1986 06 |
| Cayuga | 3 | Pl.76 | Binbrook Builders | EG Murphy | 6-1-16005 | \$56,900 | 1982 10 |
| Cayuga | 2 | P76 | C Fazzari | EW & M Thompkins | 6-1-16006 | \$60,000 | 1985 09 |
| Cayuga | 7 | Pl.76 | WG & CL Miller | WA & CA Dowling | 6-1-16014 | \$72,500 | 1986 06 |
| Cayuga | 3,4 | | O PM & EA Neary | RC & PR Hamilton | 6-1-161-10 | \$52,000 | 1984 06 |
| Cayuga | | | O ML & BA Gee | LD Kinnear | 6-1-164 | \$53,000 | 1983 06 |
| Cayuga | 10,11 | | O DG & DL McLean | G Downie | 6-1-23-10 | \$45,000 | 1984 07 |
| Cayuga | 15 | | O EJ & DM Park | WC & MR Constable | 6-1-51 | \$53,500 | 1984 06 |
| Cayuga | 9&10 | P.13255 | CJ Bunn | MW & EJ O'Hara | 6-2-007 | \$42,000 | 1980 06 |
| Cayuga | 9 | | JK & JL Heatherston | GR Potter | 6-2-021 | \$83,000 | 1987 06 |
| Cayuga | 3/4 | - | D Dureault | NE Hudsoeth & J Gannett | 6-2-041 | \$48,500 | 1985 11 |
| Cayuga | 6&7 | | JR & M Hossie | RL & S Willson | 6-2-048 | \$90,000 | 1987 06 |
| Cayuga | 2 | | MG Hodgskiss | EG & DV Sanderson | 6-2-067 | \$60,000 | 1986 07 |
| Cayuga | 2 | - | W&S Hodgskiss | MG Hodgskiss | 6-2-067 | \$59,000 | 1985 10 |
| Cayuga | 8 | | H.M.Q. | JEF & TAM Milton | 6-2-074 | \$42,500 | 1980 09 |
| Cayuga | 6,7 | | DE & JA Baird | WT & KL Oster | 6-2-08860 | \$72,500 | 1985 10 |
| Cayuga | 2,3 | - | NG & SL Nehlenbacher | AJV & LJ Mifsud | 6-2-118 | \$42,000 | 1985 10 |
| Cayuga | 1,2 | | O DJ & GJ Haynes | D Stewart | 6-2-130 | \$30,000 | 1984 08 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-------------|-------|---------|------------------------------|-----------------------------|------------|-----------|---------|
| Cayuga | 1,2 | | O P Churchill | EC & CJ Carr | 6-2-134 | \$49,500 | 1984 06 |
| Cayuga | 1/2 | | DK & GA Wood | WN & GM Tuck | 6-2-13450 | \$73,500 | 1986 10 |
| Cayuga | 1&2 | | O CJ Roubie | JE & HE Gallagher | 6-2-134-50 | \$55,000 | 1982 09 |
| Cayuga | 3/4 | - | GL Hill | D & B Bradford | 6-2-136 | \$36,000 | 1985 10 |
| Cayuga | 3-5 | | MRM Rogers | SPL Howarth & L Stewart | 6-2-139 | \$95,000 | 1986 08 |
| Cayuga | 2 | | J & PM Harrison | WS & MM Fife | 6-2-14420 | \$93,000 | 1986 08 |
| Cayuga | 6/7 | | H.M.Q. | RH & VC Adams | 6-2-156 | \$35,550 | 1980 09 |
| Cayuga | | 0 | O SM & SA Clark | A Kosmeyer | 6-2-158 | \$65,000 | 1985 11 |
| Cayuga | 3 | | J Male & D Doyle (Campbell?) | WE & CA Maxwell | 6-2-16550 | \$114,000 | 1986 10 |
| Cayuga | 3 | | O WL & M Smith | J Male, D Doyle, D Campbell | 6-2-16550 | \$93,400 | 1985 09 |
| Cayuga | 9 | - | N Smith | SE Robinson | 6-2-174 | \$23,900 | 1985 07 |
| Cayuga | 6,7 | | O WD & DP Murray | JR & M Hossie | 6-2-48 | \$50,000 | 1984 06 |
| Cayuga | 13 | | O DJ Wise | R Reichheld | 6-2-53-50 | \$30,000 | 1982 09 |
| Cayuga | 26 | 3 | JM & HM Bush | M & BA Reeve-Newson | 7-1-007 | \$41,500 | 1982 06 |
| Cayuga | 25 | 3 | A&C Iemmola | A & F Lyman | 7-1-015 | \$27,500 | 1985 07 |
| Cayuga | 22/23 | 2/6 | R Silver | MJ & A DeBly | 7-2-045 | \$67,000 | 1986 09 |
| Cayuga | 11 | 6 | RL & LS Kitchen | HI & MD Rouse | 7-2-071 | \$40,000 | 1986 11 |
| Cayuga | 17 | 7 | A. Warwick | A. Meyer | 7-2-0835 | \$31,000 | 1985 10 |
| Cayuga | 14 | 7 | E & L Crotta | DR & SL Stillwell | 7-2-09410 | \$39,000 | 1986 10 |
| Cayuga | 14 | 7 | DR & SL Stillwell | RG & M Austin | 7-2-09410 | \$61,500 | 1986 10 |
| Cayuga | 17 | 7 | GR & SD Alde | SR Mans & DD Beach, | 7-2-130 | \$49,000 | 1987 06 |
| Cayuga | 16 | 7 | EJ & SM Accursi | A & H Van Es | 7-2-19700 | \$33,000 | 1985 09 |
| Cayuga | 13 | 7 | PWA Boersma | W & MA Van Hall | 7-2-241 | \$32,500 | 1983 09 |
| Hagersville | 15 | P1.905 | MD & FA Ryder | GW Smith & DC McKeen | | \$46,900 | 1982 06 |
| Hagersville | 12 | p905 b | 2Royal Bank of Canada | RC & VL Schoug | 1-012 | \$43,000 | 1981 11 |
| Hagersville | 8 | p905 b | 4WR & RA Zanlberg | RA & JE Lishman | 1-0556 | \$40,000 | 1980 01 |
| Hagersville | 17 | p905 b | 1DB & ML Pudleiner | VL & CH Ellis | 1-062-30 | \$55,000 | 1981 07 |
| Hagersville | 3&7 | p905 b | 6Montreal Trust | JL & BL Martin | 2-026 | \$28,000 | 1981 11 |
| Hagersville | 15 | p905 b | 3JD Holstein | M & E Lindstead | 3-004 | \$29,250 | 1982 06 |
| Hagersville | 12 | p905 b | 3LC & BA Thomas | PJ & HL McMaster | 3-019 | \$36,000 | 1983 06 |
| Hagersville | 16 | p905 b | 3CD & MJ Ross | RJ & DM Anderson | 3-020 | \$42,000 | 1983 06 |
| Hagersville | 10 | p905 b | 2TG & E Munn | GO Sternam | 3-032 | \$50,000 | 1981 07 |
| Hagersville | 8 | p905 b | 36K Best | DL & EE Atkinson | 3-051 | \$49,000 | 1981 06 |
| Hagersville | 2 | p905 b | 3JA Barnett | R Collis & J. Embleton | 3-055 | \$37,000 | 1981 08 |
| Hagersville | 10 | p1 905 | H & MU Cuff | J & W de Roer | 3-064 | \$35,000 | 1980 01 |
| Hagersville | 4 | p905 b | 3Liscombe Motors Ltd. | J. Caswell | 3-084 | \$35,000 | 1981 08 |
| Hagersville | 2 | p905 b | 2JB Munn | RJ Brown | 4-032 | \$27,000 | 1981 07 |
| Hagersville | 2&23 | p1 905 | BA & KR Jackson | PN Fouett | 4-103 | \$33,000 | 1981 11 |
| Hagersville | 1 | p905 b | 4BA & AI Aitchison | GW & SL Anderson | 4-172 | \$52,000 | 1981 10 |
| Hagersville | 1 | p905 b | 4PM & SJ Riggat | CA & MT Stark | 4-181 | \$46,000 | 1983 08 |
| Hagersville | 3 | p1 1046 | C.M.H.A. | PK & LG Burdoss | 4-189 | \$32,000 | 1982 08 |
| Hagersville | 13 | P1.905 | M Hunter | LM Collins | 4-1-011 | \$24,000 | 1986 06 |
| Hagersville | 5 | P1.905 | NG & GR Winger | PA & JA Veri | 4-1-032 | \$38,000 | 1983 08 |

APPENDIX F-3
 TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

ONTARIO WASTE MANAGEMENT CORPORATION

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-------------|-------|----------|---------------------------|-------------------------|-----------|-----------|---------|
| Hagersville | 3 | Pl. 905 | R & H Woodcox | RB & CJ Jenson | 4-1-034 | \$42,000 | 1986 10 |
| Hagersville | 9 | Pl. 705 | E Stephens (Est.) | F & D Hayes | 4-1-055 | \$20,000 | 1986 11 |
| Hagersville | 18 | b4p905 | K & C Dawdy | WD & PL King | 4-1-06250 | \$51,000 | 1985 08 |
| Hagersville | 18 | b2p905 | EM Auger | WR Colder | 4-1-18 | \$25,000 | 1984 08 |
| Hagersville | 1 | p905 b | 4DC & IM LeClair | MC Maggio | 4-211 | \$25,000 | 1982 11 |
| Hagersville | 1 | p905 b | 4H. Jakanin | CD & PL Webb | 4-211-1 | \$25,750 | 1980 05 |
| Hagersville | 10 | pl 1046 | ML & PM Winger | LF & DM Armstrong | 4-214 | \$35,500 | 1983 07 |
| Hagersville | 12 | pl 1046 | SD & EA Mizuguchi | SG Doroszkiewicz | 4-216 | \$47,500 | 1981 07 |
| Hagersville | 2 | Pl. 905 | S & D Pepper | SD & RD Pepper | 4-2-006 | \$20,000 | 1986 06 |
| Hagersville | 1 | Pl. 905 | BP Vecero | FF & MD Foster | 4-2-009 | \$34,000 | 1986 07 |
| Hagersville | 10 | Pl 905 | LK Moffat | WE & KS Lumore | 4-2-020 | \$29,000 | 1985 06 |
| Hagersville | 10 | b8p905 | HE Sweeney | TJ Coles | 4-2-041 | \$44,250 | 1985 09 |
| Hagersville | 14 | Pl. 905 | RM & HH Lawrence | SA & SE Wobbes | 4-2-047 | \$37,500 | 1986 10 |
| Hagersville | 14 | Pl 905 | JA & J Henderson | SE Smith & RW Vansickle | 4-2-049 | \$37,000 | 1985 06 |
| Hagersville | 14 | Pl. 905 | MA & ML Zimba | KD & TM Fess | 4-2-081 | \$43,500 | 1986 06 |
| Hagersville | 8 | b9p905 | JE & KM Sheehan | JH & SP Kincaid | 4-2-71 | \$41,000 | 1984 08 |
| Hagersville | 34 | p905 b | 2HW & MJ Best | BA & AI Aitchison | 4-318 | \$57,000 | 1981 10 |
| Hagersville | 182 | p905 b | 2E. Greenfield | DR & A Elton | 4-354 | \$28,000 | 1982 08 |
| Hagersville | 4 | p905 b | 2WMT & LE Hodgson | WG Hodgson | 4-357 | \$47,000 | 1981 06 |
| Hagersville | 15 | Pl. 905 | GW Smith & DC McKeen | LN & CA Cook | 4-3-002 | \$45,000 | 1986 08 |
| Hagersville | 15 | Pl. 905 | RA & TL Esselment | TD Holstein | 4-3-004 | \$29,200 | 1980 11 |
| Hagersville | 14 | Pl. 905 | 308665 Ontario Ltd. | D Marfisi | 4-3-00750 | \$69,800 | 1987 06 |
| Hagersville | 5 | Plan 905 | E Hawke | M & L Kruger | 4-3-012 | \$43,000 | 1980 08 |
| Hagersville | 2 | Pl. 905 | MW & PL O'Brien | RD & FA Richardson | 4-3-037 | \$39,000 | 1986 06 |
| Hagersville | 5 & 6 | B29P905 | V S Chamberlain | JL & BL Martin | 4-3-041 | \$33,000 | 1986 07 |
| Hagersville | 5&6 | b29p905 | MJ & SJ Bell | VS Chamberlain | 4-3-041 | \$30,000 | 1985 08 |
| Hagersville | 8/9 | Pl. 905 | EB Mattice | WE & MJ Evans | 4-3-050 | \$54,000 | 1983 09 |
| Hagersville | 6 | B31P905 | R Simington | CP & KL Stasiuk | 4-3-052 | \$34,800 | 1985 10 |
| Hagersville | 8 | b28m905 | MH & LA Rodenbucher | P & CS Zandberg | 4-3-062 | \$57,000 | 1985 09 |
| Hagersville | 5 | Pl. 905 | L & L McKeen Construction | LH McKeen | 4-3-083 | \$28,000 | 1983 09 |
| Hagersville | 5 & 6 | Pl. 905 | MR Kolyn & BP Vicero | M Spracklin | 4-3-086 | \$48,000 | 1986 07 |
| Hagersville | 2 | b43p905 | H & EM Greenfield | RP & EA Pall | 4-3-107 | \$35,000 | 1984 06 |
| Hagersville | 2 | Pl. 28 | RO Carrick | RM Holyoak | 4-3-150 | \$115,000 | 1987 06 |
| Hagersville | 3/4 | Pl. 28 | H & J Forrest | JL & DM Avery | 4-3-151 | \$79,900 | 1987 06 |
| Hagersville | 8 | Pl. 29 | A Devine | DEJ & RJ Simpson | 4-3-160 | \$83,000 | 1986 06 |
| Hagersville | 9 | b28p905 | M Chin Fatt ? | JK & DL Smith | 4-3-63 | \$39,900 | 1984 08 |
| Hagersville | 4 | b30p905 | J Caswell | RHB Anderson | 4-3-84-1 | \$32,000 | 1984 08 |
| Hagersville | 24 | pl 4392 | DL & FM Kindree | DL Kindree | 4-403 | \$27,500 | 1983 06 |
| Hagersville | 5 | pl 4392 | WG & SJV McKinnie | M Calder | 4-428 | \$56,500 | 1981 06 |
| Hagersville | 1 | Pl. 905 | JL & A Moffatt | N & W Lafleur | 4-4-061 | \$33,000 | 1983 09 |
| Hagersville | 23 | Pl. 905 | M & S Kolyn | SA Fess | 4-4-074 | \$54,000 | 1986 08 |
| Hagersville | 11 | Pl. 905 | CH Veerman | N Veerman & PM Powell | 4-4-081 | \$165,000 | 1986 07 |
| Hagersville | 19 | Pl. 905 | WJ & RB King | RA & MG Anderson | 4-4-100 | \$39,900 | 1986 11 |

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RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-------------|-------|----------|---------------------------|---------------------------|-----------|-----------|---------|
| Hagersville | 22 | Pl. 905 | Canada Mortgage & Housing | K Wood | 4-4-104 | \$26,000 | 1980 10 |
| Hagersville | 9 | Pl. 905 | D & L D'Andreamatteo | E & L Catalano | 4-4-122 | \$65,000 | 1986 07 |
| Hagersville | 10 | Pl. 905 | KA & SA Rowntree | G McQueen | 4-4-123 | \$29,000 | 1986 06 |
| Hagersville | 1 & 2 | Pl. 905 | J Shivrattan | WN & CL Moerschfelder | 4-4-14503 | \$48,500 | 1986 07 |
| Hagersville | 26 | b36p905 | WF & MA Blake | ET Fess | 4-4-153 | \$48,900 | 1985 11 |
| Hagersville | 25 | Pl. 905 | EL & RM Phillips | KT & WM Crozier | 4-4-154 | \$37,000 | 1986 10 |
| Hagersville | 4 | Pl. 1046 | WG & CD Bacher | P & PC Van Dalen Jr. | 4-4-188 | \$38,500 | 1983 09 |
| Hagersville | 1 | b40p905 | MC Maggio | EG Kingsworth | 4-4-211 | \$34,000 | 1985 07 |
| Hagersville | 1 | Pl. 905 | CD & PL Webb | PM Burger | 4-4-21110 | \$37,000 | 1986 07 |
| Hagersville | 12 | Pl. 1046 | S Doroszkiewicz | DW & TD Smelser | 4-4-216 | \$58,900 | 1986 10 |
| Hagersville | 5 | BL 16 | L S Wenzel | JL Mills & D Grimes | 4-4-240 | \$31,000 | 1985 09 |
| Hagersville | 1 | Pl. 905 | H Jackson & A Smith | RJ Brown | 4-4-249 | \$20,000 | 1980 10 |
| Hagersville | 18 | Pl. 905 | DJ Ince | JG & SL Garmon | 4-4-254 | \$35,000 | 1983 09 |
| Hagersville | 13 | Pl. 905 | JE & CR Sitter | D Marfisi | 4-4-258 | \$100,000 | 1986 07 |
| Hagersville | 20/21 | Plan 905 | D Upsdell | CR Chamberlain | 4-4-283 | \$34,000 | 1982 10 |
| Hagersville | 36 | b22p905 | H. Nichol | NL & WDL Fess | 4-4-320 | \$54,900 | 1985 09 |
| Hagersville | 5 | Pl. 905 | JJ & L Vogt | MA & M Cicuttini | 4-4-322 | \$42,000 | 1980 09 |
| Hagersville | 22 | Pl. 1109 | CE & R Pearce | GE & MI Ashbaugh | 4-4-346 | \$84,000 | 1987 06 |
| Hagersville | 4 | Pl. 905 | WG Hodgson | WR & SJ Calder | 4-4-357 | \$62,000 | 1986 08 |
| Hagersville | 6 | Pl. 905 | Hagersville Market Ltd. | LK Lyons | 4-4-359 | \$28,500 | 1983 08 |
| Hagersville | 8 | Pl. 64 | EN Bowman | GJ & AA Desjardin | 4-4-380 | \$45,000 | 1986 06 |
| Hagersville | 7 | Pl. 64 | DC & CM Kett | GT & DA Uhrig | 4-4-381 | \$44,000 | 1985 11 |
| Hagersville | 7 | Plan 64 | R & A Burch | D & C Kett | 4-4-412 | \$50,000 | 1980 09 |
| Hagersville | 15 | Pl. 4392 | CI & GK Morrison | DP & SJ House | 4-4-421 | \$77,000 | 1984 06 |
| Hagersville | 25 | Plan 64 | AE Catherwood | LF & DW Mattice | 4-4-421 | \$120,000 | 1987 06 |
| Hagersville | 1/2 | Pl. 905 | VM Kiefer | RR Murphy | 4-5-014 | \$45,000 | 1983 09 |
| Hagersville | 10 | Pl. 905 | DW & KA Banfield | MLA Watson | 4-5-023 | \$60,000 | 1986 09 |
| Hagersville | 11 | Pl. 905 | ML & JA Liota | CE & MJ Davidson | 4-5-024 | \$70,000 | 1986 08 |
| Hagersville | 17&18 | Pl. 905 | MJ Brown | PE & DA Hannigan | 4-5-031 | \$35,000 | 1986 07 |
| Hagersville | 15 | b17p905 | G & RE Payne | CA Dawdy | 4-5-046 | \$39,000 | 1985 08 |
| Hagersville | 10 | Pl. 905 | MD Wase | RE Thompson | 4-5-050 | \$58,000 | 1986 07 |
| Hagersville | 9 | b17p905 | JB McKellar | MC Maggio | 4-5-051 | \$55,000 | 1985 07 |
| Hagersville | 1 | b12p905 | GM Slack | HJ & RA Schweyer | 4-5-070 | \$62,100 | 1986 07 |
| Hagersville | 9 | Pl. 905 | S Knoedler | PR & JM Fleming | 4-5-086 | \$63,000 | 1986 09 |
| Hagersville | 12 | Plan 905 | D Kett | J & J Swing | 4-5-097 | \$50,000 | 1980 09 |
| Hagersville | 12 | Pl. 905 | SJ Brown | H & M Dawson | 4-5-098 | \$63,000 | 1986 06 |
| Hagersville | 6 | b19p905 | D. Donaldson | DJ & HF Parilla | 4-5-102 | \$60,350 | 1985 11 |
| Hagersville | 9 | b19p905 | A D Yurichuk | M & P M Szeto | 4-5-123 | \$70,000 | 1985-11 |
| Hagersville | 14 | Pl. 905 | DG & SC Stirling | AJ & CM Dawson | 4-5-127 | \$63,500 | 1986 10 |
| Hagersville | 14 | b19p905 | RG & JE Smith | DG & SC Stirling | 4-5-127 | \$49,500 | 1985 06 |
| Hagersville | 34 | Pl. 64 | P & O Golian | M & V Waldie | 4-5-131 | \$55,000 | 1983 11 |
| Hagersville | 40 | Pl. 4392 | B & L D'Andreamattes | E & M Marfisi | 4-5-138 | \$20,000 | 1980 08 |
| Hagersville | 40 | Pl. 4392 | P Reiland | WG Hodgson & C Lamontague | 4-5-13950 | \$95,000 | 1986 08 |

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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|--------------|-------|---------|---------------------------|-------------------------|-------------|----------|---------|
| Hagersville | 4 | P1.4227 | MA & JE McConachie | A Mariuz | 4-5-152 | \$30,000 | 1987 06 |
| Hagersville | 4 | P1.4227 | E McConachie | M & J McConachie | 4-5-152 | \$50,000 | 1980 11 |
| Hagersville | 2 | P34 | G M Jones | BH & PD Fleming | 4-5-171 | \$55,000 | 1986 07 |
| Hagersville | 3 | P1 34 | RA Smith | C & AM Spindley | 4-5-172 | \$77,500 | 1986 11 |
| Hagersville | 11 | b15p905 | A & S Wass | ML & JA Liota | 4-5-24 | \$49,900 | 1984 09 |
| Hagersville | 2 | P1 56 | DEL & SL Simington | DC McKeen & GW Smith | 4-6-04002 | \$64,700 | 1985 10 |
| Hagersville | 8 | P1.56 | J & S Bergsma | CO & BA Hoover | 4-6-04010 | \$79,900 | 1986 06 |
| Hagersville | 10 | PL56 | N E Hawkes | D L Stewart | 4-6-04012 | \$66,000 | 1985 09 |
| Hagersville | 12 | P1.56 | RR & JR Fox | CD & PL Webb | 4-6-04016 | \$80,000 | 1986 07 |
| Hagersville | 16 | Plan 56 | J & L Cecchini | D & S Dalimonte | 4-6-04017 | \$53,500 | 1980 09 |
| Hagersville | 17 | P56 | LM & GA Herod | DEL & SL Simington | 4-6-04017 | \$74,500 | 1985 10 |
| Hagersville | 17 | 56 | RA & K White | LM & GA Herod | 4-6-04017 | \$57,250 | 1980 10 |
| Hagersville | 22 | P1.56 | W & S Koning | WC & IE Powell | 4-6-04022 | \$93,800 | 1987 06 |
| Hagersville | 25 | P1. 56 | EG & JL Schweyer | AE & MA Smelser | 4-6-04025 | \$55,000 | 1982 10 |
| Hagersville | 25 | Plan 56 | PA & A Rapin | R & P Turner | 4-6-04027 | \$55,000 | 1980 08 |
| Hagersville | 27 | P56 | JE Hodges | PM & LA Leonard | 4-6-04047 | \$78,000 | 1986 07 |
| Hagersville | 47 | Plan 56 | L & N Barreira | GM & MI Hewson | 4-6-40-46 | \$55,000 | 1980 08 |
| Hagersville | 46 | p1 56 | NL & J Sugg | J&M Van Dyk | 5-023 | \$58,000 | 1984 06 |
| Hagersville | 10 | p905 b | 1KE & JA Slack | DW & KA Ranfield | 5-046 | \$49,000 | 1983 07 |
| Hagersville | 15 | p1 905 | W & E Werner | G & RE Payne | 5-057 | \$36,000 | 1983 06 |
| Hagersville | 3 | p905 b | 1ME Lantoz & (ML) | DS Lord | 5-066 | \$37,000 | 1982 07 |
| Hagersville | 1 | p905 b | 1ME Harrop | RT & AM Harrop | 5-086 | \$45,500 | 1983 07 |
| Hagersville | 9 | p1 905 | RL Anderson | S Knoedler | 5-096 | \$45,000 | 1982 10 |
| Hagersville | 12 | p905 b | 1JB & A Collings | LE & MJ Schweyer | 5-127 | \$45,000 | 1981 11 |
| Hagersville | 7 | p905 b | 1PA & L Hodgson | RA & KR Jackson | 5-127 | \$39,000 | 1981 07 |
| Hagersville | 14 | p905 b | 1R & P Brotherson | RG & JE Smith | 9-7-198 | \$45,500 | 1985 06 |
| Hagersville | 11 | P66 | J A R Moody | WA & TM Murphy | 4-1-20 | \$46,000 | 1983 06 |
| Hagersville | 18 | b2p905 | K. Dawdy | C&D Reinhardt | 4-3-101 | \$23,500 | 1983 06 |
| Haldimand | 1&2 | b42p905 | W&C Simmington | KW & AL Hayes | 4-3-57 | \$40,000 | 1984 06 |
| Haldimand | 5 | p1 905 | DP & SJ House | RJ Lafleur & DL Carroll | 4-4-436 | \$43,000 | 1983 11 |
| Haldimand | 33 | p1 64 | DA & SE Schweyer | GP & KM Donats | 4-5-103-3 | \$45,000 | 1983 11 |
| Haldimand | 6 | b19p905 | R & EL Dyet | WJ & EM Simuk | 2-2-055 | \$59,000 | 1985 06 |
| Indiana | 8-12 | 0 | A&V Crone | R & A Gibson | 2-2-06310 | \$87,500 | 1986 10 |
| Indiana | 103/4 | P1.217 | AL & ME Gorgei | CP & JR Caron | 050-002-030 | \$55,000 | 1985 11 |
| North Cayuga | 9 | 0 | CW & VS McCuen | NG & SL Mehlenbacher | 1-070 | \$45,000 | 1983 08 |
| North Cayuga | 42 | 1 | J. Schaeffer | RD & KG Elstone | 1-130 | \$25,000 | 1983 09 |
| North Cayuga | 36 | 1 | GH & SP Gillyath | DP Long | 1-130 | \$65,000 | 1982 09 |
| North Cayuga | 36 | 1 | Thomas Marshall Land Ltd. | G & S Gillyatt | 1-177-50 | \$60,000 | 1981 11 |
| North Cayuga | 44 | 2 | PD & MB Van Dalen | MD & PR Gale | 3-010-2 | \$65,000 | 1981 10 |
| North Cayuga | 28/29 | 0 | WM Brown | RA & ME Chapman | 3-012 | \$50,000 | 1981 09 |
| North Cayuga | 27 | 1 | L. Dumpis | JP & EAL Brown | 4-09007 | \$23,000 | 1982 10 |
| North Cayuga | 5 | p1 71 | RJ & J Hart | CE & L Whidden | 4-090-3 | \$90,000 | 1981 11 |
| North Cayuga | 1 | p1 71 | W & MJ Phibbs | JG & JJ Davies | | \$80,000 | |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|--------------|-------|---------|----------------------------------|-----------------------------------|-----------|-----------|---------|
| North Cayuga | 7 | 1 | CW & B Camblin | GA Fugler | 5-077 | \$35,000 | 1982 11 |
| North Cayuga | 10 | 1 | MW & SE Toner | R Langerapp & M. Buckle | 5-158 | \$31,000 | 1981 10 |
| North Cayuga | 36 | 1 | C.M.H.C. | RW Griffin & IH Hartstein-Griffin | 5-1-048 | \$31,150 | 1986 11 |
| North Cayuga | 40 | 1 | IE Jones | RR & DH Jones | 5-1-059 | \$53,000 | 1985 11 |
| North Cayuga | 4 | 1 | O D & JA & SM Folville | A Spencer | 5-1-123 | \$27,000 | 1985 07 |
| North Cayuga | 2 | 1 | WJ Metcalfe | EF Houson | 5-1-12850 | \$108,000 | 1986 11 |
| North Cayuga | 42 | 1 | MG & CD Wardell | SR Hyslop & JM Ferris | 5-1-139 | \$39,000 | 1986 09 |
| North Cayuga | 43 | 1 | HK Kapoor | RJ & AL Bonello | 5-1-14210 | \$22,000 | 1986 06 |
| North Cayuga | 43 | 1 | AJ Mitchell | GE & CA Johnston | 5-1-14410 | \$34,500 | 1985 09 |
| North Cayuga | 51 | 1 | DL & BJ Dreier | SL & DD Croft | 5-1-157 | \$45,000 | 1985 08 |
| North Cayuga | 13 | 1 | EA & DI Smith | JE & IA Thomas | 5-2-02210 | \$119,900 | 1986 06 |
| North Cayuga | 12 | - | D Madeland | T Kiarsgaard & A Rivand | 5-2-025 | \$57,000 | 1985 09 |
| North Cayuga | 31/32 | 2 | A & A Filipon | PR & JN Hogeterp | 5-2-052 | \$55,900 | 1980 08 |
| North Cayuga | 36 | 1 | Hald-Norf.Community Credit Union | HJH Catto | 5-2-5-9 | \$91,000 | 1983 06 |
| North Cayuga | 17 | 1 | RG & M Sutor | L & E Mermuys | 5-3-00310 | \$132,000 | 1986 09 |
| North Cayuga | 26 | 1 | EH Young | OM Amero | 5-3-009 | \$139,700 | 1986 08 |
| North Cayuga | 26 | 1 | HF & MJ Clinton | HW & EH Young | 5-3-009 | \$127,000 | 1985 08 |
| North Cayuga | 31 | 1 | HJ McNeice | JF & ID Puskas | 5-3-020 | \$65,500 | 1981 06 |
| North Cayuga | 33&34 | 1 | A Bozicek | TE & FJ Fowler | 5-3-036 | \$20,000 | 1985 06 |
| North Cayuga | 21 | 1 | G & B LeBlanc | RG & VL Acre | 5-3-063 | \$53,000 | 1981 06 |
| North Cayuga | 27 | 1 | E & ML Johnston | EH & HI Hastings | 5-3-076 | \$102,890 | 1985 10 |
| North Cayuga | 19 | 1 | GW & EH Kasbaum | RSJ Clement | 5-3-08850 | \$79,000 | 1985 08 |
| North Cayuga | 26 | 1 | M Greve | GE & LD Miskelly | 5-3-11580 | \$21,500 | 1985 08 |
| North Cayuga | 6 | 2 | M Bauer | PNC & PM Ruigiok | 5-4-03250 | \$75,000 | 1985 06 |
| North Cayuga | 18 | 3 | JR & BJ Elsiger | TL & CM Payne | 5-4-065 | \$57,000 | 1986 07 |
| North Cayuga | 5 | 3 | P & J Stollar | EJ McBride & GJ Maracle | 5-4-067 | \$89,000 | 1986 06 |
| North Cayuga | 8 | Plan 71 | Tamarac Projects Ltd. | H Ricker | 5-4-091 | \$25,000 | 1980 09 |
| North Cayuga | 4 | 1 | LG & A Piper | RJ Claxton | 5-5-046 | \$32,000 | 1985 07 |
| North Cayuga | 7 | 1 | F&S Deboer | JD & RC Grasley | 5-5-04801 | \$74,000 | 1985 08 |
| North Cayuga | 7 | 1 | JD Stallwood | D & H Herron | 5-5-050 | \$43,000 | 1986 07 |
| North Cayuga | 8 | 1 | E & C Ayrtton | D & T Walker | 5-5-05110 | \$86,000 | 1986 10 |
| North Cayuga | 8 | 1 | RR & SA Doyle | E&C Ayrtton | 5-5-05110 | \$77,000 | 1985 11 |
| North Cayuga | 8 | 1 | D&C Kushner | RD & MD Smith | 5-5-053 | \$48,000 | 1985 06 |
| North Cayuga | 13 | 1 | ML Babineau | R & W Okimi | 5-5-06250 | \$73,000 | 1987 06 |
| North Cayuga | 7 | 1 | RW & DD O'Hagan | J & JT Garbas | 5-5-076 | \$69,500 | 1986 08 |
| North Cayuga | 10 | 1 | G Kent | P Aucoin & J Binns | 5-5-129 | \$47,000 | 1986 06 |
| North Cayuga | 10 | 1 | ML & TM Layton | G Kent | 5-5-129 | \$36,000 | 1985-10 |
| North Cayuga | 9 | 1 | WJ Klunder | DF & MA Lyons | 5-5-144 | \$46,000 | 1985 08 |
| North Cayuga | 10 | 1 | RBA & MJ Stokes | RJC & ME Wolfe | 5-5-152 | \$58,000 | 1987 06 |
| North Cayuga | 10 | 1 | R&M Langeraa | JN Niendorf | 5-5-158 | \$35,500 | 1985 11 |
| Oneida | 30 | 4 | WL Smith | EP & S Norton | 1-093 | \$22,000 | 1980 02 |
| Oneida | 59 | 1 | R & C Firmani | NJ & V Nequs | 3-1-00160 | \$92,500 | 1986 11 |
| Oneida | 55 | 1 | RJ & LR Shoup | SA & VC Sheldrake | 3-1-02770 | \$79,900 | 1985 07 |

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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|---------|--------------------------------|---------------------------|-----------|-----------|---------|
| Oneida | 50 | 1 | MA & LD Johnston | I & C McKellar | 3-1-034 | \$156,000 | 1987 06 |
| Oneida | 18 | 3 | DW & JE Dietz | GWP & EH Kasbaum | 3-1-07260 | \$85,000 | 1985 08 |
| Oneida | 25 | 3 | AS Atkinson | EM & MF Christensen | 3-1-086 | \$32,500 | 1985 07 |
| Oneida | 28 | 1 | CW & EM Fox | H & PM Jongerden | 3-1-91-60 | \$62,000 | 1984 06 |
| Oneida | 13 | 1 | Montreal Trust Co. | PC & P Lawson | 3-2-002 | \$60,000 | 1985 07 |
| Oneida | 27 | Range | GE & MI Ashbaugh | DE Hall & PL Kowaleski | 3-2-01110 | \$89,000 | 1987 06 |
| Oneida | 15 | Range | RJ Sherlock | HW & H Haanstra | 3-2-051 | \$37,500 | 1985 08 |
| Oneida | 22 | Rge W. | MH Rowntree | GA Stallwood | 3-2-070 | \$20,000 | 1985 06 |
| Oneida | 21 | Range | DB & BJ Simpson | M & P Goodwin | 3-2-07520 | \$68,000 | 1986 06 |
| Oneida | 19 | | H & A Nolan | EG & CJ Salzer | 3-2-078 | \$50,000 | 1980 08 |
| Oneida | 19 | Range | PM & LA Leonard | PT & KA Chenette | 3-2-083 | \$58,000 | 1986 07 |
| Oneida | 16 | Range | Natco Realty Corp. | RE & SA Awde | 3-2-08620 | \$52,000 | 1982 06 |
| Oneida | 16 | Range | RG & JA Strohm | LB & EM Bristo | 3-2-08630 | \$74,000 | 1986 07 |
| Oneida | 23 | Range | HE Milne | S & AM Ewing | 3-2-24 | \$32,000 | 1983 06 |
| Oneida | 19 | Range | G. Miskelly | G & G DeNries | 3-2-82 | \$50,000 | 1983 11 |
| Oneida | 24 | 4 | AJ & WJ DeBoer | PG & DL Cavers | 3-3-043 | \$55,000 | 1985 08 |
| Oneida | 13 | 5 | JT & ML Atto | GL McMaster | 3-3-05350 | \$50,000 | 1983 11 |
| Oneida | 16 | 5 | ED, DW, LL Sager | JJ Robertshaw | 3-3-05610 | \$70,900 | 1985 11 |
| Oneida | 19 | 5 | R&L Florek | DW & C Gindrich | 3-3-05710 | \$82,500 | 1986 07 |
| Oneida | 48 | 5 | EE Henderson | PS & AJ Pearson | 3-3-063 | \$34,500 | 1985 06 |
| Oneida | 49/50 | 5/6 | Bonnie Brae Farms | LB & SM Pearce Ltd. | 3-3-06550 | \$40,000 | 1986 09 |
| Oneida | 58 | 5/6 | GF & AM Overhoff | RG & SL Carr | 3-3-07220 | \$116,000 | 1987 06 |
| Oneida | 20 | 5 | ME & CK Lines | K & J Betts | 3-3-077 | \$65,500 | 1986 09 |
| Oneida | 16 | 4 | D & SH Holstein | G&R Evans | 3-3-34-05 | \$82,900 | 1982 08 |
| Oneida | 9 | 5 | EL Butler | LP & T Tessari | 3-4-020 | \$58,000 | 1986 09 |
| Oneida | 7 | Range | FL & JM Blum | GR & DL Hoover | 3-4-027 | \$63,000 | 1986 07 |
| Oneida | 6 | Range | WA & A Coon | RW & LL Florek | 3-4-028 | \$85,000 | 1986 07 |
| Oneida | 1 | - | JK & VF Peart | JA & DL Tomlinson | 3-4-036 | \$52,000 | 1985 11 |
| Oneida | 3 | P95 | Three Bros Pties Ltd. | | 0 | \$73,650 | 1985 06 |
| Oneida | 5 | p1 95 | Henco Prop. Ltd. | J&J Kopi | 3-4-04410 | \$79,900 | 1985 06 |
| Oneida | 7 | p1 95 | Three Brothers Prop. Ltd. | CH & CE Ottay | 3-4-04414 | \$91,000 | 1985 09 |
| Oneida | 13 | p 95 | Three Brothers Properties Ltd. | WJ & KA Redpath | 3-4-04426 | \$75,000 | 1985 06 |
| Oneida | 15 | P95 | Three Brothers Pties Ltd | GC & JLA Green | 3-4-04430 | \$84,400 | 1985 08 |
| Oneida | | | DE Brunt | M Dudych & CH Palmer | 3-4-05430 | \$70,000 | 1983 09 |
| Oneida | 9,10 | P1 331 | HW & MH Dejons | JR Prentiss & W. Weir | 3-4-061 | \$45,000 | 1984 06 |
| Oneida | 6 | | JA Troubridge | TJ & MJ Hutton | 3-4-077 | \$120,000 | 1986 11 |
| Oneida | 2 | - | R&E Nelles | A&A Houwer | 3-4-085 | \$67,500 | 1985 11 |
| Oneida | 8 | P1.1049 | DD & EA Cole | A & C Vandendool | 3-4-098 | \$94,900 | 1986 06 |
| Oneida | 3 | P1.94 | Buzzese Construction Ltd. | GS & CL Beemer | 3-4-10376 | \$88,200 | 1986 06 |
| Oneida | 4 | P1.94 | Buzzese Construction Ltd. | M & H Acs | 3-4-10378 | \$89,900 | 1986 06 |
| Oneida | 5 | p 94 | GJC McMaster | Buzzese Construction Ltd. | 3-4-10380 | \$22,000 | 1985 10 |
| Oneida | 6 | p1 94 | GJC & RW McMaster | Buzzese Constr. Ltd. | 3-4-10382 | \$22,000 | 1985 10 |
| Oneida | 7 | P1 94 | Miles Pre Cut Homes | A & GMP Murray | 3-4-10384 | \$63,000 | 1985 10 |

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RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|---------|-------------------------------------|---------------------------|-----------|-----------|---------|
| Oneida | 17 | Pl.103 | McCal Corp. & Henco Properties Ltd. | D & E Cree | 3-4-10422 | \$134,900 | 1986 11 |
| Oneida | 19 | Pl.103 | McCal Corp. & Henco Properties Ltd. | E & S Pouloupoulos | 3-4-10426 | \$94,900 | 1986 09 |
| Oneida | 21 | Pl.103 | McCal Corp. & Henco Brothers Ltd. | JC & DL Wallace | 3-4-10430 | \$90,000 | 1986 10 |
| Oneida | 22 | Pl.103 | Bruzzese Construction Limited | KW & RJ Montgomery | 3-4-10432 | \$132,000 | 1987 06 |
| Oneida | 4 | Pl.103 | Bruzzese Construction Limited | A & E Accadia | 3-4-10508 | \$115,800 | 1986 10 |
| Oneida | 8 | Pl.103 | McCal Corp. & Henco Properties | EW & CA Noon | 3-4-10516 | \$32,000 | 1986 06 |
| Oneida | 12 | Pl.103 | McCal Corp. | JJ & D Kelly | 3-4-10524 | \$138,000 | 1987 06 |
| Oneida | 14 | Pl.103 | McCal Corp. & Henco Properties Ltd. | AG & LM Weatherston | 3-4-10528 | \$25,920 | 1986 10 |
| Oneida | 25 | Pl.103 | Bruzzese Construction Ltd. | L & S Nestor | 3-4-10534 | \$120,000 | 1987 06 |
| Oneida | 1 | Rge W. | LC & DM Yule | J & D Richardson | 3-4-124 | \$110,000 | 1987 06 |
| Oneida | 5 | | Featherdale Farm Ltd. | BA & CL Colling | 3-4-30-30 | \$53,200 | 1983 06 |
| Oneida | 1 | BF | AS & L Farrell | JK & VF Peart | 3-4-36 | \$46,000 | 1984 06 |
| Oneida | A | BF | AL McDonagh | P Powers | 3-5-001 | \$68,500 | 1986 11 |
| Oneida | A | BF | GW & JA Paraska | AL McDonagh | 3-5-001 | \$42,500 | 1985 06 |
| Oneida | J.N.T | 0 | MD & MJ Symons | PA & DM Vandendool | 3-5-00330 | \$87,000 | 1985 09 |
| Oneida | - | - | RF & HM Belbeck | F Johnstone & D Stevenson | 3-5-02590 | \$90,000 | 1985 11 |
| Oneida | | | HH Cooke | JT & MC Lewis | 4-019 | \$60,000 | 1983 06 |
| Oneida | 9 | 0 | RA Boyle | WE & MS Jackson | 4-021 | \$35,000 | 1982 10 |
| Oneida | 7 | Range W | WT & MA Cunningham | FL & JM Blum | 4-027 | \$45,000 | 1984 11 |
| Oneida | B | | JW & JA Worron | Avco Financial Services | 4-040-10 | \$58,000 | 1983 08 |
| Oneida | A | Range | ? | Three Brothers Properties | 4-044-50 | \$110,000 | 1982 08 |
| Oneida | 9&10 | pl 331 | CW & MH DeJong | HW & MH DeJong | 4-061 | \$42,000 | 1981 06 |
| Oneida | 43 | 0 | M & A Mago | SH Holstein | 4-089 | \$30,000 | 1981 10 |
| Oneida | 1 | | JT & IM Gibson | AB & JC Dunlop | 4-123 | \$69,000 | 1983 07 |
| Oneida | 2 | pl 73 | R Pearce & DG Gowan | F & D Hayes | 4-218 | \$26,000 | 1983 08 |
| Oneida | 2 | Pl.73 | F & D Hayes | AE Williamson | 4-4-218 | \$69,500 | 1986 11 |
| Oneida | 30 | Range | DF Sternamen | RJ & MEH Topp | 4-6-016 | \$56,900 | 1985 08 |
| Oneida | 27 | Pl.73 | DL McKellar | DF Sternamen | 4-6-016 | \$44,000 | 1983 06 |
| Oneida | 30,31 | 0 | Canada Mortgage & Housing | LE & AM Swick | 4-6-21 | \$44,900 | 1984 08 |
| Oneida | 0 | 0 | J & N Hamilton | BO & MI Coulthart | 5-027 | \$110,000 | 1981 06 |
| Oneida | 22 | pl 73 | J. Bottinga & T Vierson | Corp of Town of Haldimand | 6-013 | \$24,000 | 1980 02 |
| Oneida | 27 | pl 73 | CW & GE Doesburg | DL McKellar | 6-016 | \$36,000 | 1981 10 |
| Rainham | 5 | pl 8242 | HM Painter & E Fessler | S. Hamilton | 1-011 | \$25,000 | 1981 08 |
| Rainham | 27 | pl 8242 | MR Uhrig | MW Winn | 1-036 | \$24,900 | 1983 08 |
| Rainham | 8&9 | pl 7267 | J & M Nemet | JW Whall | 1-183 | \$38,750 | 1983 07 |
| Rainham | 13 | pl 7267 | G. Grisewood | M. Dobson | 1-185 | \$26,500 | 1981 11 |
| Rainham | 22 | pl 7267 | N. Johnston | ED & VL Dulong | 1-193 | \$36,000 | 1984 11 |
| Rainham | 15 | 1 | E. Bennett | BL & RA mcGugan | 1-521 | \$20,000 | 1981 07 |
| Rainham | 17 | 1 | M & V Cleveland | WJ & HE White | 1-574 | \$23,000 | 1983 09 |
| Rainham | 19 | 1 | G. Meyer | E. Jaservicius | 1-618 | \$20,000 | 1983 09 |
| Rainham | 20 | 1 | RW & BE Riley | JR Elder | 1-627 | \$24,000 | 1982 06 |
| Rainham | 21 | 1 | M. Beecher | E & L Cardadeiro | 1-650 | \$24,000 | 1981 08 |
| Rainham | 23 | 1 | FMI Carnie | G. Carnie | 1-670 | \$40,000 | 1982 10 |

APPENDIX F-3

Morehouse Economic Planning Consultants

PRINT DATE: Oct-87

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|---------|-----------------------|--------------------------|-----------|----------|---------|
| Rainham | 5 | pl 7127 | ED Bradlee | PC Newman | 1-682 | \$24,000 | 1981 07 |
| Rainham | 25 | 1 | A & M Jemison | G & K Myltschenko | 1-699 | \$30,000 | 1984 11 |
| Rainham | 25 | 1 | ME Angle | R & D Granby | 1-699 | \$20,000 | 1982 07 |
| Rainham | 25 | 1 | SJ & LJ Winkiewicz | EP Stephens | 1-702 | \$20,000 | 1982 08 |
| Rainham | 24 | 1 | J & R Zemienko | MG Pusching | 1-714 | \$26,000 | 1982 08 |
| Rainham | 18 | 1 | L. Legacy | ER Frame | 1-775 | \$33,000 | 1983 10 |
| Rainham | 18 | 1 | CP & M O'Marra | TW & AL O'Marra | 1-778 | \$28,776 | 1982 10 |
| Rainham | 19 | 2 | JA & JE Wooley | DL McKinnon & TE Willson | 1-825 | \$27,900 | 1984 11 |
| Rainham | 16 | 3 | JV & DH Lynch | M & D Durie | 1-883-10 | \$26,000 | 1982 11 |
| Rainham | 4 | 1 | CD & ME MacLean | ASF & ME Walker | 2-056 | \$35,000 | 1982 11 |
| Rainham | 5 | 1 | DG & LM Roy | JP & ML Campeau | 2-113 | \$34,000 | 1983 07 |
| Rainham | 5 | 1 | I. Erichson | SA & MC Wilson | 2-115 | \$27,000 | 1982 08 |
| Rainham | 5 | 1 | P. Gibson & W. Renner | S & J Smith | 2-122 | \$43,000 | 1983 08 |
| Rainham | 6 | 1 | AE Kovack | I Farrow | 2-155 | \$24,000 | 1982 08 |
| Rainham | 8 | 1 | JM Collins | P. Burns | 2-231 | \$24,500 | 1982 10 |
| Rainham | 8 | 1 | Z. Pioro | JC Hay | 2-314 | \$29,000 | 1981 07 |
| Rainham | 9 | 1 | JB & SL Little | B & H Coneglio | 2-329 | \$28,500 | 1981 10 |
| Rainham | 9 | 1 | DW Buck | LW & OI Cope | 2-334 | \$20,000 | 1983 06 |
| Rainham | 2 | 2 | R & RA Cousineau | R & I Guilbert | 2-557 | \$39,000 | 1983 07 |
| Rainham | 4 | 3 | LE & MJ Schweyer | BL & BL Fretz | 2-611-1 | \$52,500 | 1982 10 |
| Rainham | 7 | 4 | RC Yeates | MD & HR Chamberlain | 3-021 | \$28,000 | 1980 06 |
| Rainham | 6 | 4 | I. Hartwick | JC & SM Yeo | 3-051 | \$51,000 | 1982 11 |
| Rainham | 6 | 4 | R & S James | RD & PEM Smith | 3-056 | \$46,000 | 1983 06 |
| Rainham | 7 | 5 | DG & JB Maxwell | LG & CA Rowe | 3-145 | \$33,000 | 1983 08 |
| Rainham | 1 | 1 | RJ & FO Burtch | WO & WM Held | 3-2-439 | \$51,950 | 1986 10 |
| Rainham | 1 | 8 | KF Demal | WT Buinton | 4-054 | \$48,000 | 1980 02 |
| Rainham | 8 | 7 | L L Lilleste | PH & PA Hielema | 4-523-50 | \$58,000 | 1980 01 |
| Rainham | 7 | 4 | TW & LI Barker | D & F Sherk | 4-5-103-3 | \$37,500 | 1983 11 |
| Rainham | 27 | 1 | WM Winn | JW & PM Scott | 8-1-036 | \$32,000 | 1986 06 |
| Rainham | 10 | 1 | JM & RE Lounsbury | AR Van Den Baumen | 8-1-038 | \$75,000 | 1985 07 |
| Rainham | 10/28 | | BL MacKenzie | GR & CL Downey | 8-1-073 | \$21,000 | 1986 11 |
| Rainham | 21 | Pl.7483 | DL & BI Walker | AC & ME Smith | 8-1-115 | \$39,000 | 1986 08 |
| Rainham | 20 | Pl.7483 | WB Fleet | O & C Doering | 8-1-116 | \$32,500 | 1986 09 |
| Rainham | 13,14 | pl 7483 | WG & ME Davidson | MD & VM McCarthy | 8-1-121 | \$27,000 | 1985 08 |
| Rainham | 11 | 1 | AS & DA Terry | LR & R Collis | 8-1-155 | \$29,800 | 1987 06 |
| Rainham | 64 | p 7483 | J & E Bognar | PJ & MA Healy | 8-1-161-1 | \$22,000 | 1982 09 |
| Rainham | 63 | 1 | L & E Romhanyi | J & B Muto | 8-1-162 | \$21,000 | 1983 08 |
| Rainham | 61&62 | PL 7483 | A & NG Villeneuve | CP & DJ Barnes | 8-1-1643 | \$31,900 | 1985 09 |
| Rainham | 7 | P7267 | C H Murray | R W Ilton | 8-1-182 | \$35,000 | 1986 07 |
| Rainham | 10-12 | P7267 | MP & IR Parron | SL Maeibrancie | 8-1-184 | \$52,000 | 1986 07 |
| Rainham | 16 | pl 7267 | RG & VB Anthes | EF & M Martin | 8-1-187 | \$25,000 | 1984 09 |
| Rainham | 11/12 | 1 | GS Bowman | V & R Messina | 8-1-189 | \$37,000 | 1986 10 |
| Rainham | 11/12 | | R Sonstegard | GS Bouman | 8-1-189 | \$40,800 | 1986 06 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|---------|-----------------------|-------------------------|-----------|----------|---------|
| Rainham | 11,12 | 1 | JA Patterson | P Sukkel & LA Sutor | 8-1-190 | \$20,000 | 1985 09 |
| Rainham | 11-12 | 1 | VH Eagles | J & GR Poulos | 8-1-192 | \$50,000 | 1985 06 |
| Rainham | 11/12 | 1 | M Budzy | GJA Koza | 8-1-205 | \$22,500 | 1986 06 |
| Rainham | 11/12 | 1 | A Cecilioni & E Kroch | EJ & LG Hancox | 8-1-215 | \$29,500 | 1986 09 |
| Rainham | 11,12 | 1 | pl7267 M&J Horvath | DB & R Ricker | 8-1-215 | \$30,000 | 1985 09 |
| Rainham | 39 | | pl.7267 EMJ Hurst | RE McIntee | 8-1-224 | \$36,000 | 1987 06 |
| Rainham | 37 | | pl.7267 P & J Turner | DH & OA MacEachern | 8-1-226 | \$27,450 | 1987 06 |
| Rainham | | | pl.7267 RH Chlow | DL & BI Walker | 8-1-234 | \$33,850 | 1986 08 |
| Rainham | | | pl.7267 DA Richard | JB Naughton | 8-1-235 | \$28,000 | 1987 06 |
| Rainham | 12 | 1 | E&A Tankovics | MD Weadick | 8-1-409 | \$21,500 | 1985 10 |
| Rainham | 12 | 1 | WL & AC Redell | SR & SA Skrok | 8-1-413 | \$42,000 | 1986 10 |
| Rainham | 12 | 1 | WB & FO Robbins | J&K Dalton | 8-1-414 | \$32,000 | 1985 11 |
| Rainham | 12 | 1 | RK Sands | D&P Stanton | 8-1-425 | \$38,500 | 1985 10 |
| Rainham | 13 | 1 | S & A Gizzie | WA & PG Fletcher | 8-1-452 | \$22,000 | 1980 08 |
| Rainham | 13 | 1 | W. Salmon | JL & EI Cawton | 8-1-466 | \$36,000 | 1985 07 |
| Rainham | 13 | 1 | G & M Reynolds | J & E McCarthy | 8-1-466 | \$28,500 | 1980 09 |
| Rainham | 13 | 1 | W & N Leach | G Maurice & B Poulton | 8-1-478 | \$45,000 | 1987 06 |
| Rainham | 14 | 1 | S & AM Brunaccioni | AE & SR Paine | 8-1-487 | \$28,500 | 1985 11 |
| Rainham | 15 | 1 | RJ & MR Gazley | RH Chlow | 8-1-530 | \$27,500 | 1985 08 |
| Rainham | 16 | 1 | TR & A Teitsma | LD & DL Lint | 8-1-539 | \$42,000 | 1980 08 |
| Rainham | 16 | 1 | LG Hawkes | JD & KIO Grayling | 8-1-548 | \$28,000 | 1986 07 |
| Rainham | 17 | 1 | H & A Jennings | R & M McDonald | 8-1-568 | \$21,000 | 1980 11 |
| Rainham | 17 | 1 | PS & EM August | E & L Haustead | 8-1-571 | \$27,000 | 1985 |
| Rainham | 17 | 1 | BA Young | DJ & M Williams | 8-1-581 | \$30,000 | 1987 06 |
| Rainham | 17 | 1 | BA Young | DJ & M Williams | 8-1-581 | \$30,000 | 1987 06 |
| Rainham | 17 | 1 | EE Smith | DE & MJ Willis | 8-1-58510 | \$36,500 | 1982 10 |
| Rainham | 18 | 1 | S. Ruscinski | HL & DL Brown | 8-1-593 | \$29,500 | 1985 07 |
| Rainham | 18 | 1 | G & S Latta | P & M Brown | 8-1-597 | \$38,500 | 1983 08 |
| Rainham | 18 | 1 | KC Taylor | G Slikker | 8-1-599 | \$29,900 | 1986 09 |
| Rainham | 18 | 1 | AJ Smith | WW & SM Mitchell | 8-1-59901 | \$36,000 | 1983 09 |
| Rainham | 19 | 1 | RE & EJ Baker | RRG & TL Shaver | 8-1-603 | \$32,000 | 1985 10 |
| Rainham | 19 | 1 | PE Petrie | R & EJ Pater | 8-1-603 | \$27,000 | 1982 10 |
| Rainham | 19 | 1 | Demik Bros Ltd | H & G Vanderberg | 8-1-604 | \$32,000 | 1985 11 |
| Rainham | 19 | 1 | J & J Manning | PG & DB Cheeseman | 8-1-61801 | \$49,500 | 1986 07 |
| Rainham | 19 | 1 | GF & EL Tremain | WS & EM Galan | 8-1-619 | \$38,000 | 1986 06 |
| Rainham | 19 | 1 | JS & N Desantis | RF Thomas & SI Kempster | 8-1-620 | \$70,000 | 1987 06 |
| Rainham | 21 | 1 | CWT & DC Smith | LM & SG Jones | 8-1-637 | \$59,500 | 1986 08 |
| Rainham | 21 | 1 | E&L Cardadeiro | P&L Cascagnette | 8-1-653 | \$28,250 | 1984 08 |
| Rainham | 23 | 1 | J & S Brewer | TWM & VL Landry | 8-1-668 | \$32,000 | 1980 10 |
| Rainham | 4 | pl 7127 | ER & D Robins | MA Coulson | 8-1-683 | \$20,000 | 1985 10 |
| Rainham | 23 | 1 | SK Mocon | SG Turner | 8-1-694 | \$28,969 | 1985 10 |
| Rainham | 25 | 1 | RA & DG Granby | AC & M Jemison | 8-1-699 | \$26,500 | 1984 08 |
| Rainham | 25 | 1 | W & EE Hayes | CF & SE Little | 8-1-701 | \$52,900 | 1987 06 |

APPENDIX F-3

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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-----|-----|------------------------------|-----------------------------|-----------|-----------|---------|
| Rainham | 25 | 1 | SJ & LJ Winkiewicz | RH & DJ King | 8-1-702 | \$25,000 | 1980 09 |
| Rainham | 25 | 1 | RC & LA Fletcher | JE Cochrane | 8-1-703 | \$62,400 | 1986 10 |
| Rainham | 25 | 1 | GW & JG Marlatt | JE Cochrane | 8-1-703 | \$38,750 | 1982 06 |
| Rainham | 18 | 1 | WR & SR Neal | RCG Fournier | 8-1-773 | \$65,000 | 1986 11 |
| Rainham | 18 | 1 | E R Frame | GW & PA Smith | 8-1-775 | \$39,000 | 1985 09 |
| Rainham | 11 | 2 | CO Daley | MA MacDonald | 8-1-795 | \$35,000 | 1983 10 |
| Rainham | 12 | 2 | CL Smelser | GL & JR Hill | 8-1-8004 | \$62,000 | 1985 10 |
| Rainham | 20 | 2 | JR Fletcher | MJ & M Cowie | 8-1-832 | \$60,000 | 1986 06 |
| Rainham | 16 | 4 | T Hartwick | RL & NA Potts | 8-1-892 | \$59,500 | 1985 09 |
| Rainham | 2 | 1 | ME Radford | J&J Kazemekas | 8-2-038 | \$32,000 | 1985 07 |
| Rainham | 2 | 1 | ME Smith | JL Richardson | 8-2-041 | \$60,000 | 1986 08 |
| Rainham | 4 | 1 | MH Croft | AP Sherman & DB Eizans | 8-2-050 | \$32,000 | 1983 08 |
| Rainham | 4 | 1 | J E Buzza | R K Sands | 8-2-054 | \$51,000 | 1985 10 |
| Rainham | 4 | 1 | ASF & ME Walker | RJ & EM Willem | 8-2-056 | \$44,000 | 1985 07 |
| Rainham | 4/5 | 1 | H Miller | G & S Copps | 8-2-098 | \$36,000 | 1983 11 |
| Rainham | 5 | 1 | K Kernaghan | DA Smith | 8-2-117 | \$64,000 | 1987 06 |
| Rainham | 5 | 1 | RW & CA Adams | AG & LI Small | 8-2-118 | \$28,900 | 1985 06 |
| Rainham | 5 | 1 | S & J Smith | C Arnold - Windich | 8-2-122 | \$49,000 | 1985 09 |
| Rainham | 5 | 1 | R Richardson | RJ & LT Brewer | 8-2-126 | \$67,000 | 1986 07 |
| Rainham | 5 | 1 | AE & MA McDonald | JD Kipp | 8-2-134 | \$28,500 | 1985 07 |
| Rainham | 6 | 1 | SL Trembley | BR & RP Bennett | 8-2-172 | \$20,500 | 1985 06 |
| Rainham | 8 | 1 | S & A Bilan | L Carbone, P Mastroianni | 8-2-224 | \$42,000 | 1987 06 |
| Rainham | 8 | 1 | D Coombs | UM McKenzie & VL Lambie | 8-2-229 | \$23,000 | 1985 08 |
| Rainham | 8 | 1 | Bank of Montreal | S & F Penfold | 8-2-246 | \$175,000 | 1980 11 |
| Rainham | 8 | 1 | SP & FD Penfold | A & L Fontana | 8-2-253 | \$20,000 | 1984 08 |
| Rainham | 18 | 1 | SP & FD Penfold | A&L Fontana | 8-2-253 | \$20,000 | 1984 08 |
| Rainham | 1 | 2 | D & D Fehrman | JW & ME Loudon | 8-2-268 | \$38,000 | 1983 11 |
| Rainham | 8 | 1 | B & JE Alderson | N & M Stanislawczyk | 8-2-272 | \$21,500 | 1983 11 |
| Rainham | 8 | 1 | EA Taylor | JR & C Lamb | 8-2-308 | \$24,000 | 1984 08 |
| Rainham | 8 | 1 | FGL McLellan & ML Noseworthy | L Hicken | 8-2-309 | \$34,500 | 1986 06 |
| Rainham | 8 | 1 | J&D Hahn | FG McLellan & ML Noseworthy | 8-2-309 | \$20,000 | 1983 09 |
| Rainham | 9 | 1 | L & N Hayward | DF & MM Burden | 8-2-325 | \$24,000 | 1986 07 |
| Rainham | 9 | 1 | G & E Jones | GC & HD Higgerty | 8-2-333 | \$38,000 | 1986 10 |
| Rainham | 9 | 1 | LW & OI Cope | FR & MC Wissensz | 8-2-334 | \$35,000 | 1985 09 |
| Rainham | 9 | 1 | W & S Noble | CA Hazell | 8-2-335 | \$34,000 | 1986 06 |
| Rainham | 9 | 1 | RJ & VA Sebrosky | BR & KE Gaylord | 8-2-352 | \$27,000 | 1983 11 |
| Rainham | 9 | 1 | G B Broome | J E Parrish | 8-2-368 | \$25,000 | 1985 09 |
| Rainham | 9 | 1 | T Micello | AJ Pardiad & PD Wardell | 8-2-378 | \$26,000 | 1987 06 |
| Rainham | 9 | 1 | A Kiesignas | A Kreskus | 8-2-386 | \$25,000 | 1986 07 |
| Rainham | 9 | 1 | A & A Bellcuz | S Cracchiolo | 8-2-428 | \$31,000 | 1986 10 |
| Rainham | 8 | 1 | MM Kindy (Est.) | Kindy (D.) & Sons Ltd. | 8-2-483 | \$20,000 | 1986 10 |
| Rainham | 2 | 2 | JW & GL Hunter | GR & DG Bryer | 8-2-555 | \$48,000 | 1985 06 |
| Rainham | 8 | 2 | RE & JR Simmonds | CO & HM Daley | 8-2-57310 | \$57,500 | 1983 10 |

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|----------|------|---------|-------------------------|-------------------------------------|-----------|-----------|---------|
| Rainham | 5 | 4 | T & M Mitchell | KMA & SM Gee | 8-3-011 | \$52,000 | 1980 07 |
| Rainham | 7/8 | 4 | HE & MK Harris | KR & SE Jackson | 8-3-024 | \$105,000 | 1986 06 |
| Rainham | 6 | 5 | WO Weiderick (Estate) | MO Schweyer & BL Wardell | 8-3-116 | \$32,000 | 1987 06 |
| Rainham | 6 | 5 | EN Otterman | WR Lockie | 8-3-118 | \$23,000 | 1986 06 |
| Rainham | 7 | 5 | WL & Y Porter | C & D Schaeffer | 8-3-13401 | \$33,500 | 1983 11 |
| Rainham | 7 | 5 | C & D Schaeffer | VM & BR Wilson | 8-3-13410 | \$52,000 | 1987 06 |
| Rainham | 7 | 5 | RJ VanBenthem | J&S Little | 8-3-137 | \$44,500 | 1985 11 |
| Rainham | 7 | 5 | RP Otterman | LR & IJ Pottenfield | 8-3-142 | \$56,000 | 1986 08 |
| Rainham | 7 | 5 | M. Gifford | HM Murphy | 8-3-144 | \$23,000 | 1986-11 |
| Rainham | 7 | 5 | E Shier (Est.) | JA Culver & JS Nagel | 8-3-148 | \$58,000 | 1986 10 |
| Rainham | 7 | 5 | RS & J Linton | KG & CM Everets | 8-3-150 | \$57,500 | 1984 06 |
| Rainham | 7 | 5 | DM Thompson | WF & MA Blake | 8-3-151 | \$75,000 | 1985 11 |
| Rainham | 6 | 5 | MI Batchler, exec. | AG & WJ Eastes | 8-3-177 | \$53,000 | 1983 10 |
| Rainham | 6 | 5 | P & L Wolf | S & S Otterman | 8-3-17910 | \$62,000 | 1980 07 |
| Rainham | 8 | 6 | GR Michel | JFF & EH Young | 8-3-20030 | \$44,000 | 1985 08 |
| Rainham | 1 | 6 | DM Rutherford | BA Moerschfelder | 8-4-00120 | \$80,000 | 1986 10 |
| Rainham | 6 | 7 | RM & LM Ryder | M Van Dalen | 8-4-02250 | \$26,000 | 1986 06 |
| Rainham | 8 | 7 | FM & RM Nie | WM & J Longley | 8-4-02350 | \$90,000 | 1987 06 |
| Rainham | 3 | 7 | DK & LM Glover | GE Knowles | 8-4-02710 | \$60,000 | 1985 07 |
| Rainham | 1 | 8 | LB Eady | RV Anderson | 8-4-046 | \$55,000 | 1986 06 |
| Rainham | 1 | 8 | D. Nykamp | LE & DL Bigelow | 8-4-048 | \$60,000 | 1984 06 |
| Rainham | 1 | 8 | RW & MI Hanson | RJ & LR Shoup | 8-4-053 | \$53,000 | 1985 08 |
| Rainham | 2 | 8 | LB & RAM Eady | GD & DL Hanley | 8-4-06005 | \$108,900 | 1987 06 |
| Seneca | 11 | Range 1 | Cdn. National Railway | JR & RI Shields | 1-1-01550 | \$53,000 | 1986 07 |
| Seneca | 11 | | EM Miller | MA & PJ Simpson | 1-1-033 | \$48,500 | 1986 08 |
| Seneca | 11 | | PA & S Manning | IJH Hastings & AG Lucas | 1-1-03401 | \$72,000 | 1986 09 |
| Seneca | 11 | - | KD Cummings & BJ Dennis | MJ & SA Donovan | 1-2-011 | \$57,000 | 1985 08 |
| Seneca | 11 | | Wright Williams Realty | JS & PA Thompson | 1-2-023 | \$59,000 | 1987 06 |
| Seneca | 11 | | DA Lang (Estate) | WR Slack | 2-003 | \$42,000 | 1983 06 |
| Seneca | 12 | | Farm Credit Corp. | Holsatia Farms Ltd. (Werner Wegner) | 2-067 | \$105,000 | 1984 11 |
| Seneca | 9 | 6 | Income Trust Co. | JR & CR Thorne | 2-069 | \$30,000 | 1982 06 |
| Seneca | 9 | 1 | WJ & B Harris | CA Sherman | 2-1-017 | \$74,000 | 1986 09 |
| Seneca | 9 | 1 | D Harris | WJ Harris & B McCauley | 2-1-017 | \$70,000 | 1980 11 |
| Seneca | 8 | 1 | F Musitano | D & L Dobson | 2-1-040 | \$85,000 | 1983 08 |
| Seneca | 12 | 3 | RE Downie | J & DR Jarvie | 2-1-11980 | \$93,900 | 1986 06 |
| Seneca | 8/9 | 3 | Tomlinson Farms | NA Hartley | 2-1-13677 | \$122,000 | 1984 09 |
| Seneca | 13 | 3 | C & L Angold | W Butner | 2-1-148 | \$67,500 | 1980 09 |
| Seneca | 13 | 3 | W & D Johnston | G & L Woychenko | 2-1-150 | \$75,000 | 1980 10 |
| Seneca | 3&10 | | O JR & LJ Dumais | DP & RE Snodgrass | 2-3-036 | \$75,000 | 1985 11 |
| Seneca | 1/23 | Pl. 216 | GW & LG Lusk | DH & BM Buchanan | 2-3-065 | \$41,900 | 1983 09 |
| Seneca | | | K & S Berry | L & V Veber | 2-3-08510 | \$126,000 | 1985 09 |
| Seneca | 15 | 1 | JP & NG Martindale | ST & M Mark | 2-3-097 | \$84,500 | 1985 09 |
| Seneca | 15 | Front R | BO & BG Young | RG & TM Duncan | 2-3-098 | \$92,000 | 1985 11 |

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|----------|-----|-----|------------------------------------|----------------------------|-----------|-----------|---------|
| Seneca | 18 | | EC Gowland | DE & LD Searies | 2-3-10150 | \$140,000 | 1986 11 |
| Seneca | 18 | | VL McCarthy | WL Thompson | 2-3-119 | \$165,000 | 1986 06 |
| Seneca | 18 | | KB Paulin | VL McCarthy | 2-3-119 | \$134,000 | 1982 10 |
| Seneca | | | RP & A Neupert | DH & RE Lidstone | 2-3-13450 | \$130,000 | 1986 06 |
| Seneca | | | KE & SM Colwell | A Beale | 2-3-14220 | \$107,000 | 1987 06 |
| Seneca | | | AE & JP Fox | R & A Zandberg | 2-3-15460 | \$25,000 | 1985 06 |
| Seneca | 0 | | O EM Fox | GR & LE Greenless | 2-3-15470 | \$24,900 | 1985 07 |
| Seneca | | | A & G Tigchelaar | BA & FA Guest | 2-3-15510 | \$157,000 | 1987 06 |
| Seneca | | | LL Atkinson | MC & PL Crawford | 2-3-172 | \$67,000 | 1986 08 |
| Seneca | - | | J&A Brinker Woodruff | N & RJ Prudhomme | 2-3-173 | \$68,900 | 1985 11 |
| Seneca | - | | J Woodruff & A Brinkes | DB & ME Currie | 2-3-17310 | \$24,000 | 1985 11 |
| Seneca | | | A Caero | CJ Walker | 2-3-17340 | \$40,000 | 1987 06 |
| Seneca | | | VL McCarthy | G Rich & E Mar | 2-3-182 | \$118,000 | 1982 10 |
| Seneca | | | F & M Aquino | VL McCarthy | 2-3-182 | \$120,000 | 1980 10 |
| Seneca | 0 | | O S&A Karnas | JG & G Cyr | 2-3-18850 | \$165,000 | 1986 07 |
| Seneca | 24 | 1 | A Calligaro | SA & SM Rogers | 2-3-195 | \$49,000 | 1986 11 |
| Seneca | 24 | 1 | RA Whittaker | JM Gillespie | 2-3-196 | \$28,500 | 1985 08 |
| Seneca | 8 | 4 | D & MC Dixon | ML Brenzil | 2-4-00520 | \$80,500 | 1985 11 |
| Seneca | 12 | 4 | H. Slack | J. Oskam | 2-4-014 | \$195,000 | 1985 08 |
| Seneca | 12 | 4 | DN & CL Moerschfelder | RM & JP & D Versluis | 2-4-019 | \$70,000 | 1986 07 |
| Seneca | 12 | 4 | NJ & LJ Moerschfelder | DN & CL Moerschfelder | 2-4-019 | \$58,000 | 1985 06 |
| Seneca | 12 | 4 | NJ & LJ Moerschfelder | DN & CL Moerschfelder | 2-4-019 | \$58,000 | 1985 06 |
| Seneca | 12 | 4 | NJ & KH & LS Moerschfelder | HJ Hackenberg & SM Parsons | 2-4-019 | \$50,000 | 1985 06 |
| Seneca | 13 | 4 | A & C Bowcock | L Pinter | 2-4-02150 | \$65,000 | 1980 08 |
| Seneca | 13 | 4 | A & D Spuir | A & D Krajcir | 2-4-02160 | \$90,000 | 1986 08 |
| Seneca | 13 | 4 | Montroyal Construction Ltd. | DG Webb & C Konior | 2-4-02820 | \$99,900 | 1986 10 |
| Seneca | 13 | 4 | R & N Robinson | F & AE Cucullo | 2-4-02840 | \$121,275 | 1987 06 |
| Seneca | 13 | 4 | Montroyal Construction Inc. | R & N Robinson | 2-4-02840 | \$99,900 | 1986 10 |
| Seneca | 13 | 4 | RB Lynes | CA & PL Vent | 2-4-029 | \$58,000 | 1986 07 |
| Seneca | 15 | 4 | BJ & JA Meronyk | PL Porkistl | 2-4-031 | \$59,000 | 1986 08 |
| Seneca | 15 | 4 | CB Parker | BJ & JA Meronyk | 2-4-031 | \$43,500 | 1985 11 |
| Seneca | 19 | 4 | L & G Stanziani & S & C Scattoleto | H & E Perry | 2-4-051 | \$32,000 | 1982 06 |
| Seneca | 13 | 5 | WR & MK King | D & CA Stojkovic | 2-4-09910 | \$90,000 | 1986 10 |
| Seneca | 13 | 5 | CM & GM Fletcher | MJ Whinton | 2-4-09910 | \$58,400 | 1980 10 |
| Seneca | 1 | | JW & A Zimmerman | BR & TA Laidman | 2-4-102 | \$106,500 | 1986 09 |
| Seneca | 1 | | O GS & LE Lightle | T&S Hysert | 2-4-104 | \$86,000 | 1985 08 |
| Seneca | 1 | | CH & J Freeman | GS & LE Lightle | 2-4-104 | \$76,500 | 1980 10 |
| Seneca | 1 | | C A Williams | HJ & A Nobel | 2-4-105 | \$76,000 | 1985 07 |
| Seneca | 1 | | JA & CR Ferguson | R & M Hrstic | 2-4-10572 | \$147,000 | 1987 06 |
| Seneca | 1 | | ME Servos | DL & SC Inkster | 2-4-10575 | \$22,000 | 1985 06 |
| Seneca | 1 | | AW & SL Jones | RA & LN Petty | 2-4-10610 | \$120,000 | 1986 06 |
| Seneca | 3 | 1 | M J Romanowitch | W C Stark & C A Giant | 2-4-14050 | \$61,000 | 1985-11 |
| Seneca | 13 | 4 | CIBC Mortgage Corp. | LG & AB Booker | 2-4-21-50 | \$57,000 | 1983 06 |

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|----------|-----|---------|--|-----------------------|-----------|-----------|---------|
| Seneca | 3 | Range 1 | N1 Howley | KE & SM Colwell | 2-5113 | \$40,000 | 1985 11 |
| Seneca | 7 | Range 1 | DWS & LM Lane | RA Brown | 2-5-024 | \$39,000 | 1985 08 |
| Seneca | 12 | 1 | A Boyarski | RG & VJ Marcoux | 2-5-03050 | \$38,000 | 1987 06 |
| Seneca | 5 | Range 1 | B & I Farrelly | PJ & NE Bell | 2-5-106 | \$70,000 | 1986 10 |
| Seneca | 2 | Range 1 | EM Fletcher | R & M Svilar | 2-5-122 | \$80,000 | 1986 08 |
| Seneca | 1 | | JE Smuck | PH & VJ Maylott | 2-5-128 | \$77,000 | 1986 09 |
| Seneca | 2 | Range 1 | A & A Zizza | CP & FL Connor | 2-5-13810 | \$87,000 | 1985 07 |
| Seneca | 7 | | RI & MV Barker | RJ & MJ Sott | 2-5-154 | \$75,000 | 1986 07 |
| Seneca | 3 | P1.86 | Three Brothers Properties | 663947 Ontario Ltd. | 2-5-15950 | \$120,000 | 1986 08 |
| Seneca | 5 | P1.5303 | Slack Transport Ltd. | MA & R Seymore | 2-5-172 | \$28,750 | 1980 08 |
| Seneca | 5 | P1.90 | Bruzzese Construction | B & M Clements | 2-5-18210 | \$86,500 | 1983 11 |
| Seneca | 0 | 0 | 465624 Ontario Ltd. | PE & DM Green | 2-5-18214 | \$76,900 | 1985 06 |
| Seneca | 10 | P90 | Chridon Homes Ltd | J&D Howatt | 2-5-18220 | \$78,995 | 1985 10 |
| Seneca | 1 | P1. 93 | Avian Investments & Hald.Bldg.Prod.S & J Elzinga | | 2-5-18224 | \$25,000 | 1983 09 |
| Seneca | 2 | p 93 | 465624 Ontario Ltd. | J&J O'Toole | 2-5-18226 | \$111,850 | 1985 10 |
| Seneca | 4 | P1.93 | Chridon Homes Inc. | J & V Petruccelli | 2-5-18230 | \$38,900 | 1986 11 |
| Seneca | 8 | p 93 | H. Baxter | JF Dancy | 2-5-18238 | \$120,000 | 1985 11 |
| Seneca | 13 | p1 93 | Tuste Const. | JE & S Ophoven | 2-5-18248 | \$165,350 | 1985 07 |
| Seneca | 17 | p1 93 | Tuste Construction Ltd. | M&H Hall | 2-5-18256 | \$117,000 | 1985 10 |
| Seneca | 22 | P1 93 | Avian Inv & Haldimand Bldg Prods | DG McLean & RC Dosman | 2-5-18266 | \$79,895 | 1985 09 |
| Seneca | 24 | p1 93 | 465624 Ontario Ltd. | DD & FL Skidmore | 2-5-18270 | \$97,900 | 1985 07 |
| Seneca | 27 | p1 93 | H. Baxter | P&L Wolf | 2-5-18276 | \$116,000 | 1985 10 |
| Seneca | 14 | P1.100 | Chridon Homes Ltd. | RJ & IL Robichaud | 2-5-18278 | \$94,900 | 1986 07 |
| Seneca | 16 | P1.100 | Chridon Homes Inc. | RE & HM Lane | 2-5-18282 | \$99,600 | 1986 08 |
| Seneca | 16 | P1.100 | Hald.Bldg.Products & Avian Invest. | Chridon Homes | 2-5-18282 | \$20,000 | 1986 08 |
| Seneca | 18 | P1.101 | Chridon Homes Inc. | D & E Dungey | 2-5-18286 | \$101,575 | 1986 11 |
| Seneca | 8 | P1.100 | Chridon Homes Inc. | MB & HM Yachtiw | 2-5-18316 | \$97,900 | 1986 08 |
| Seneca | 8 | P1.100 | Hald.Bldg.Products & Avian Invest. | Chridon Homes | 2-5-18316 | \$20,000 | 1986 08 |
| Seneca | 26 | P1.101 | WC & CA Lindsay | Donald Plouffe Ltd. | 2-5-18508 | \$115,000 | 1987 06 |
| Seneca | 7 | P1.101 | Chridon Homes Inc. | S & L Jusdanis | 2-5-18524 | \$91,050 | 1986 10 |
| Seneca | 10 | P1.101 | Chridon Homes Inc. | SJ & KR Fenton | 2-5-18550 | \$89,900 | 1986 11 |
| Seneca | 11 | P1. 101 | Chridon Homes Inc. | R & CA Hanisch | 2-5-18552 | \$93,900 | 1986 10 |
| Seneca | 14 | P1.101 | Chridon Homes Ltd. | JA Forsyth | 2-5-18558 | \$96,900 | 1986 11 |
| Seneca | 15 | 101 | Chridon Homes Inc. | PJ & JM Barrett | 2-5-18560 | \$87,900 | 1986 11 |
| Seneca | | BF/1 | J & G Bain | G & M Bain | 2-5-197 | \$66,000 | 1980 10 |
| Seneca | | | RE & CE Black | JR Prentiss & WV Weir | 2-5-200 | \$115,000 | 1987 06 |
| Seneca | 4 | Range 3 | HJ & LM Kruis | C & S Kuttan | 2-5-21150 | \$106,000 | 1986 07 |
| Seneca | 18 | P63 | DF & LC Quinn | R P Radzick | 2-5-215 | \$40,000 | 1985 08 |
| Seneca | 16 | p1 63 | RT & PA Scott | RW & M Swing | 2-5-217 | \$65,000 | 1985 08 |
| Seneca | 16 | p1 65 | RW Stirling | JB & ML Steele | 2-5-24110 | \$144,500 | 1985 09 |
| Seneca | 17 | P1.65 | A Tortelison | DJ German & EM Hawke | 2-5-24120 | \$148,500 | 1986 10 |
| Seneca | 2 | Range 1 | WW & VP Smith | RG & LS Brydges | 2-5-24720 | \$96,114 | 1986 06 |
| Seneca | 2 | Range 1 | LFA Garner | DCJ & E Daley | 2-5-24810 | \$93,000 | 1985 11 |

TABLE 7

RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|--------------|------|---------|-------------------------------------|---------------------------------|-----------|-----------|---------|
| Seneca | 2 | | RW & EM Guyatt | RM & DJ Swing | 2-5-249 | \$64,000 | 1980 07 |
| Seneca | 2 | | V I Petroleum Ltd. | B & N Yallup | 2-5-25102 | \$24,000 | 1980 11 |
| Seneca | 2 | | Range 1 J Woodruff & A Brinker | EL & SM Stokes | 2-5-256 | \$47,000 | 1987 06 |
| Seneca | 16 | 1 | CR Butter | SA Baldwin | 2-5-26380 | \$22,000 | 1982 06 |
| Seneca | 2 | P65 | D & E Cree | E R & HA Lee | 2-5-277 | \$130,000 | 1986-11 |
| Seneca | 11 | W.N.T. | GE & JM Coles | RW & LM Oliver | 3-041-01 | \$78,000 | 1981 06 |
| Seneca | 9&10 | pl 216 | DA Dangborn | MA & VE Lee | 3-046 | \$69,000 | 1984 11 |
| Seneca | 7&8 | pl 216 | Ham-Went.Credit Union Ltd. | RJ Hart | 3-090-20 | \$46,500 | 1983 08 |
| Seneca | | | MJ Armstrong | JE Sutor | 3-093 | \$32,000 | 1982 09 |
| Seneca | 0 | 0 | K. Childs | B. Jones | 3-154-10 | \$21,118 | 1981 08 |
| Seneca | 18 | 3 | JM & HG Los | T & PD Los | 3-15-50 | \$75,000 | 1983 07 |
| Seneca | 1 | | RJ Smith | N & CA Booi | 3-172-50 | \$70,000 | 1982 09 |
| Seneca | | | DJ & D Factor | B & M Cadieux | 3-173-90 | \$72,000 | 1983 06 |
| Seneca | | | MI Thompson | WG & ML Webb | 3-180 | \$70,500 | 1982 07 |
| Seneca | 24 | Riv.Ran | M Jones | RE & J Hagan | 3-191 | \$61,000 | 1983 08 |
| Seneca | 18 | 4 | JS & RJ Kerr | JT & ML McPhee | 4-036 | \$35,000 | 1983 07 |
| Seneca | 19 | 4 | G & A Misic | P & D Giddings | 4-038 | \$27,900 | 1980 02 |
| Seneca | 12 | 5 | ME Christie or Gawley | A & A Algara | 4-067 | \$58,000 | 1983 07 |
| Seneca | 13 | 1 | EF Miles | LO & SK Miles | 5-032 | \$25,000 | 1981 11 |
| Seneca | 11 | | JF & MJ Wickett | M. Smith | 5-175 | \$55,000 | 1982 10 |
| Seneca | 11 | Range 1 | Tuite Construction Ltd. | 374068 Ontario Ltd. | 5-175 | \$200,000 | 1980 02 |
| Seneca | 12 | pl 93 | Avian Investments & Haldimand Bldg. | RS & NA Dastal | 5-182-46 | \$33,000 | 1983 06 |
| Seneca | 15 | pl 93 | Avian Invest.Ltd.&Hald-Bldg.Prodcts | DJ & AM Nita | 5-182-52 | \$90,000 | 1983 07 |
| Seneca | 16 | pl 93 | Avian Inv.Ltd. & Hald.Bldg. Prod. | AE & JE Trimble | 5-182-54 | \$90,000 | 1983 07 |
| Seneca | 26 | pl 93 | Avian Investments & Hald.Bldg.Prod. | J & JE Tuffner | 5-182-74 | \$85,500 | 1983 07 |
| Seneca | 2 | 1 | J & G Tune | IJ & SA Setzkorn | 5-250 | \$55,000 | 1980 05 |
| Seneca | 2 | 0 | M Dubczonek | D & A Popovich | 5-256 | \$57,500 | 1982 06 |
| Seneca | 17 | 1 | W & DA Morrell | MA & NMG Printhal | 5-264 | \$120,000 | 1981 11 |
| Seneca | 18 | 1 | J.W. Urie | Glenrio Financing Ltd. | 5-270 | \$20,000 | 1982 06 |
| Seneca | 18 | 1 | JA & DJ Caldwell | JJ Mathers | 5-271 | \$60,000 | 1982 07 |
| Seneca | 3 | pl 65 | K & C Christensen | RR & CE Lawry | 5-277-50 | \$90,000 | 1983 06 |
| Seneca | 3 | pl 65 | E. Saunders | S & J Jones | 5-278 | \$83,500 | 1980 02 |
| Seneca | 5 | pl 65 | OM Hansen | JV & JV Ryssel | 5-279 | \$60,000 | 1982 08 |
| Seneca | 3 | Range 3 | P&E Galligan | RG & S White | 5-289 | \$89,000 | 1983 08 |
| Seneca | 15 | 4 | R & JG Holland | CL Hare & MM Topolinski | 7-1-083 | \$93,500 | 1987 06 |
| Seneca | 17 | 7 | M Grynewald | Coulter Project Management Ltd. | 7-2-137 | \$35,000 | 1985 10 |
| Seneca | 15 | 7 | CD Canterbury | D & GA MacIntosh | 7-2-218 | \$29,000 | 1987 06 |
| Seneca | 4 | Pl.90 | Bruzzese Construction | E & W Saari | 8-1-025 | \$75,000 | 1982 06 |
| South Cayuga | 24 | 3 | SJ & CJ Lukacs | GE Nagel & LE Plain | 1-024 | \$50,000 | 1980 02 |
| South Cayuga | 9 | 4 | M. Sarkotic | G&J Abiaka | 2-010 | \$26,000 | 1984 11 |
| South Cayuga | 8 | 5 | SA Van Soelen Jr. | A & m Cacilhas | 2-036 | \$72,500 | 1980 02 |
| South Cayuga | 14 | 7 | VM & DM Kritter | BW & BL Mino | 2-095 | \$30,000 | 1982 07 |
| South Cayuga | 16 | 7 | F. Whitehouse | E. Powers | 2-173/4 | \$20,000 | 1983 06 |

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RESIDENTIAL PROPERTIES WITH CLASS CODE "RU"
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FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|--------------|-------|---------|---------------------|------------------------|-----------|-----------|---------|
| South Cayuga | 16 | 7 | TG Heslop | MG Webber | 2-182 | \$48,000 | 1981 08 |
| South Cayuga | 14 | 7 | D. Killman | WJ & A Epplett | 2-233 | \$23,000 | 1981 06 |
| South Cayuga | 14 | 7 | LM Chambers | AJ & SL Silverthorne | 2-236 | \$20,000 | 1983 08 |
| South Cayuga | 9 | 6 | CE & A Rittenhouse | JH Spry | 2-74 | \$45,000 | 1982 10 |
| South Cayuga | 26 | 3 | M & BA Reeve-Newson | PD & BE Irvine | 7-1-007 | \$45,500 | 1985 09 |
| South Cayuga | 26 | 3 | E & ED King | M & M Semkowicz | 7-1-009 | \$37,500 | 1986 08 |
| South Cayuga | 13 | 5 | LW & AM Dilse | JL & PD White | 7-1-103 | \$62,000 | 1985 11 |
| South Cayuga | 21 | 5 | Marhu Ltd. | JF & RW McQuillan | 7-1-116 | \$47,000 | 1986 06 |
| South Cayuga | 19 | 5 | BO Whaltham | TW & JM Meadows | 7-1-118 | \$52,000 | 1986 07 |
| South Cayuga | 19 | 5 | GW Hoffman | RF Leinen & MJ McBride | 7-1-119 | \$58,500 | 1986 08 |
| South Cayuga | 9 | 4 | JO Hayles | JS Sukkel | 7-2-007 | \$72,000 | 1986 07 |
| South Cayuga | 9 | 4 | G & J Ablaka | VA Simecek & DL Vrba | 7-2-010 | \$39,500 | 1986 09 |
| South Cayuga | 9 | 4 | LC & IF Forster | TW & SAA Adams | 7-2-011 | \$42,000 | 1985 09 |
| South Cayuga | 25 | 6 | GD & JE Shurr | KD & GJ Shurr | 7-2-037 | \$30,000 | 1985 06 |
| South Cayuga | 16&17 | 7 | PK DeKiesk | P Drynan | 7-2-08315 | \$97,000 | 1986 07 |
| South Cayuga | 16&17 | 7 | P & L Wolf | PK Bos | 7-2-08315 | \$90,000 | 1985 10 |
| South Cayuga | 16 | 7 | E & LL Lilleste | MJ & EJ Jungas | 7-2-08320 | \$90,000 | 1986 06 |
| South Cayuga | 18 | 7 | D & RA Slavinskis | PJ & BL Mater | 7-2-106 | \$42,000 | 1986 06 |
| South Cayuga | 17 | 7 | LW & JF Allison | J Wazni | 7-2-120 | \$25,000 | 1986 06 |
| South Cayuga | 17 | 7 | J & R McIntosh | BA King | 7-2-158 | \$39,000 | 1986 08 |
| South Cayuga | 16 | 7 | GJ Stewart (Est.) | ME & SE Smith | 7-2-172 | \$23,500 | 1987 06 |
| South Cayuga | 16 | 7 | V Balogh | DJ & E Matier | 7-2-184 | \$43,500 | 1986 08 |
| South Cayuga | 16 | 7 | WL Fulker | SG & S Cooper | 7-2-193 | \$24,300 | 1983 09 |
| South Cayuga | 15 | 7 | M Curran | W King | 7-2-21505 | \$20,000 | 1980 09 |
| South Cayuga | 15 | 7 | M Micklewaite | RO & CM Pinnance | 7-2-221 | \$97,500 | 1986 09 |
| South Cayuga | 15 | 7 | J.W. & N.R. Danton | R.S. & E.A. Eldridge | 7-2-223 | \$40,000 | 1985-07 |
| South Cayuga | 13,14 | 7 | O R Eckhardt | A & AG Lohr | 7-2-239 | \$35,000 | 1983 06 |
| Vil of York | 11-13 | Pl. 216 | A Martindale | V Giordano | 2-3-057 | \$45,900 | 1984 09 |
| Vil of York | 4 | Pl. 216 | E & M Houison | R Harrison & E Harding | 2-3-073 | \$69,900 | 1986 06 |
| Vil of York | 6/7 | Pl. 216 | LJ Clappison | RE & LL Spence | 2-3-075 | \$120,000 | 1987 06 |
| Vil of York | 8/9 | Pl. 216 | GD & EH Majkut | PL & PJ Lepre | 2-3-07510 | \$88,000 | 1986 06 |
| Vil of York | 3 | Pl. 216 | RL & CM Sanders | KD & SB Nichols | 2-3-103 | \$48,000 | 1985 10 |
| Vil of York | 3 | Pl. 216 | CD Brown | WK & MC MacInnis | 2-3-103 | \$32,500 | 1980 10 |
| Vil of York | 6&7 | Pl. 216 | NJ & EM Anthony | EL & EM Adams | 3-064 | \$47,900 | 1981 10 |
| Vil of York | 3-5 | Pl. 216 | N&K Fenjussi | RP & KA Burns | 3-067-50 | \$61,500 | 1982 07 |

APPENDIX F-3

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|-----------|--------|---------|-------------------------|---------------------------------------|-----------|----------|---------|
| Caledonia | 3 | pl 82 | B Blackman | AD & LJ Lyall | 1-007-4 | \$16,000 | 1982 11 |
| Caledonia | 35 | pl 82 | Tuite Construction Ltd. | A Nash | 1-008-42 | \$15,000 | 1982 11 |
| Caledonia | 33 | pl 82 | KL & DM Young | WJ & LP Peltz | 1-1-00838 | \$21,500 | 1985 06 |
| Caledonia | 17, 18 | p2224 | V&E Graham | Slack Lumber & Supplies | 1-2-23350 | \$14,000 | 1983 09 |
| Caledonia | 8 | pl 83 | RW & RL Curliiss | GS & MW Wozny | 1-3-02635 | \$41,000 | 1986 08 |
| Caledonia | 29-31 | pl 51 | C Scheyderberg | DL Jessome | 1-4-067 | \$38,000 | 1986 10 |
| Caledonia | 29-31 | pl 51 | JA Brenzil | C Schneydenberg | 1-4-067 | \$32,500 | 1986 10 |
| Caledonia | 2 | | C Pettigrew | GR Legere | 1-5-054 | \$27,000 | 1980 10 |
| Caledonia | 13 | | GM Westover, Exec. | DC Peirson | 1-5-156 | \$15,000 | 1982 06 |
| Caledonia | 85 | p 74 | E & L Cardadeiro | T Steenhof Estates Ltd. | 1-6-00504 | \$7,501 | 1982 07 |
| Caledonia | 89 | Plan 74 | RJ & PA Chernesky | PA Chernesky | 1-6-00512 | \$16,500 | 1982 10 |
| Caledonia | 32 | pl 75 | Grisenthwarts-Kanuka | Henco | 1-6-01354 | \$16,500 | 1985 11 |
| Caledonia | 1&2 | | J & A Spisak | J & A Spisak | 1-6-07992 | \$19,000 | 1986 09 |
| Caledonia | 6 | | J Phillip | RC & DE & JM Aitchison | 1-9-002 | \$2,500 | 1985 06 |
| Caledonia | | | O Packham | TJ DeWilt | 1-9-02250 | \$10,100 | 1985 08 |
| Caledonia | | | O L & A Bunnage | C. Allen | 2-020 | \$9,000 | 1981 07 |
| Caledonia | 8 | pl 83 | J K Lamb | D. Brenzil | 3-026-35 | \$17,000 | 1981 11 |
| Caledonia | 8 | pl 51 | N. Shaver | Etherden Masonry Ltd. | 4-045 | \$17,000 | 1983 10 |
| Caledonia | A | | EA Hansrigan | DE & SJ Anderson | 5-036 | \$17,000 | 1983 07 |
| Caledonia | 85 | pl 74 | G. Hyslop Inc. | E & L Cardadeiro | 6-005-04 | \$15,000 | 1982 07 |
| Caledonia | 56 | pl 75 | M. Ladun | D & C Muir | 6-013-22 | \$16,000 | 1981 06 |
| Caledonia | 60 | pl 75 | M. Ladun | Hiljoy Homes Ltd. | 6-013-38 | \$17,500 | 1983 08 |
| Caledonia | 61 | pl 75 | M. Ladun | Hiljay Homes Ltd. | 6-013-40 | \$14,500 | 1983 07 |
| Caledonia | 7 | | E. Cowan | M. Crossman | 7-061 | \$18,000 | 1982 08 |
| Cayuga | 14 | | EM Filsinger | WA & DJ Johnston | 1-043 | \$16,000 | 1983 09 |
| Cayuga | 4 | | FM & EA Tupper | S & B Warner | 1-137 | \$11,000 | 1983 08 |
| Cayuga | 7 | | O FMS Delahaye | J&T VanReenen | 2-178 | \$45,000 | 1981 11 |
| Cayuga | 19 | | HW & VM Lidstone | CWG & VS McCuen | 5-2-031 | \$16,500 | 1985 09 |
| Cayuga | 9 | 2 | PW & PJ Kavanagh | WP & JA Mackey | 5-4-02250 | \$22,000 | 1983 09 |
| Cayuga | 9 | 3 | K Kasperetz | BE&JA Komejan | 5-4-05550 | \$10,900 | 1985-08 |
| Cayuga | 1 | | O J & H Folville | W&LP Hodgson | 6-1-001 | \$10,000 | 1985 08 |
| Cayuga | 4 | pl 50 | P Van Wyngaarden | R Langeraa | 6-1-00546 | \$6,000 | 1985 10 |
| Cayuga | 1 | | SM Mozes | J Bakker | 6-1-00606 | \$10,000 | 1986 11 |
| Cayuga | 1 | | SM Mozes | S Lint | 6-1-00650 | \$10,000 | 1986 11 |
| Cayuga | 1 | | JM Armstrong | SM Mozes | 6-1-00650 | \$29,000 | 1986 10 |
| Cayuga | 16-19 | | J Bottinga | Haldimand-Norfolk Profit Housing | 6-1-06040 | \$40,000 | 1986 10 |
| Cayuga | 2 | | MW Moodie | DG & BA Cowan | 6-1-13050 | \$18,000 | 1987 06 |
| Cayuga | 19 | pl 76 | J Bottinger | DG Cowan | 6-1-14120 | \$21,500 | 1986 10 |
| Cayuga | 6 | pl 75 | DG & BA Cowan | TK & JE Mathews | 6-1-16012 | \$28,000 | 1987 06 |
| Cayuga | 15/16 | | J Edelman | LP Thibideau | 6-2-026 | \$12,500 | 1980 06 |
| Cayuga | 17/18 | | CF Anderson (Est.) | A & JP Edelman | 6-2-02650 | \$9,000 | 1986 11 |
| Cayuga | 5 | | W Farzari | GD McNeil & PK Bernyak & S Kendziskib | 6-2-06820 | \$17,000 | 1986 06 |
| Cayuga | 11/12 | | GM Smith (Est.) | P & M Stravato | 6-2-071 | \$18,000 | 1986 11 |

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
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FOR HALDIMAND TOWN (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|--------------|-------|---------|---------------------------|-----------------------|------------|----------|---------|
| Cayuga | 1&2 | | J & T Vanbeenen | RD & EC Gowland | 6-2-178 | \$28,000 | 1986 08 |
| Cayuga | 1-4 | - | DV Adkinson | AF & SV DeAngelis | 6-2-18050 | \$11,000 | 1985 10 |
| Cayuga | 13,14 | | Q GD & JL Drinkwater | F. Taylor | 6-2-60 | \$10,000 | 1984 06 |
| Cayuga | 17 | 7 | IV Staggs | JM Smith | 7-2-143/4 | \$2,500 | 1983 10 |
| Cayuga | 15 | 7 | JA & KC Allen | PH Kim | 7-2-212-10 | \$28,000 | 1984 10 |
| Hagersville | 14 | p905 b | 8A & J Moffatt | ME & LK Moffatt | 2-046 | \$16,000 | 1981 07 |
| Hagersville | 5 | b2p905 | C Rigo | L Dimitry | 4-1-004-50 | \$5,500 | 1984 10 |
| Hagersville | 6&7 | PL 905 | AL & HA Waters | B & D Dokic | 4-1-040 | \$17,000 | 1986 11 |
| Hagersville | 4 | b4p905 | MPJ & AF Philpott | AR & CA Richard | 4-1-060 | \$59,000 | 1986 07 |
| Hagersville | 5 & 9 | PL 905 | LM Reeder | RD Reeder | 4-2-024 | \$12,000 | 1986 08 |
| Hagersville | 2 | PL 905 | RB & BA Ball | BA Ball | 4-3-107 | \$6,000 | 1986 06 |
| Hagersville | 8 | b2p905 | M Caldwell | G Best | 4-3-30 | \$8,000 | 1984 07 |
| Hagersville | 7 | Plan905 | SL Douglas | I Blomqvist | 4-4-033 | \$16,000 | 1982 06 |
| Hagersville | 3 | Plan905 | OVL Brown | M Meyer | 4-4-245 | \$15,000 | 1980 06 |
| Hagersville | 2&3 | Plan905 | E Wilkins | OVL Brown | 4-4-245 | \$1,500 | 1980 06 |
| Hagersville | 7 | PL 905 | Canada Mortgage & Housing | JV Train & VJ Martin | 4-4-269 | \$19,500 | 1986 06 |
| Hagersville | 6/7 | PL 4392 | KF Spratt | CR & JE Sitter | 4-4-427 | \$28,000 | 1986 09 |
| Hagersville | 12 | Plan905 | GD Winger | PA & DM Rawcliffe | 4-5-025 | \$8,000 | 1980 06 |
| Hagersville | 39/40 | PL 4392 | CL Dishbe | ME Smith | 4-5-140 | \$20,000 | 1983 11 |
| Hagersville | 12 | pl 905 | RJ & A Collings | G. Sardine | 4-5-96-50 | \$10,000 | 1984 06 |
| Hagersville | 28 | pl 56 | Haldimand Bldg. Prod. | JE Almas | 4-6-40-28 | \$16,500 | 1984 08 |
| Hagersville | 9 | p905 b | 1NE Thomas | WM & M Henderson | 5-022 | \$18,000 | 1981 07 |
| Indiana | 9/113 | | DS Robinson | DM Norlock | 2-2-06550 | \$24,000 | 1986 10 |
| N Cayuga | 22 | | O G E Bott | L Kosky | 5-2-082 | \$17,500 | 1985 09 |
| North Cayuga | 37 | 1 | KL Matheson | JM Mehlenbacher | 5-1-16280 | \$33,000 | 1987 06 |
| North Cayuga | 7/9 | | JED Yates | LM Jones | 5-2-029 | \$10,000 | 1986 10 |
| North Cayuga | 7/9 | | CL Yates | DJ Jones | 5-2-03150 | \$15,000 | 1986 10 |
| North Cayuga | 25 | 1 | FA & J Barker | EG Skinner | 5-3-09710 | \$5,000 | 1986 10 |
| North Cayuga | 30/3 | | L Skreitulis & L Jansons | MWR O'Hara | 5-3-12150 | \$12,500 | 1986 10 |
| North Cayuga | 4 | pl 71 | G & CL Diske | D Goloviznins | 5-4-09060 | \$20,000 | 1985 08 |
| North Cayuga | 7 | PL 71 | AJ & LS Vandehei | D & LI Hymmen | 5-4-09090 | \$20,500 | 1986 08 |
| North Cayuga | 6 | | O GP & JE Marmoreo | WC & LK Hart | 5-4-09520 | \$20,500 | 1983 10 |
| North Cayuga | 12 | 1 | M & O Popovich | C Lazar & F Roach | 5-5-033 | \$12,000 | 1987 06 |
| N. Cayuga | 31 | 2 | H.M.Slimon | Shadowfax Racing Inc. | 5-2-042 | \$28,500 | 1985 08 |
| Oneida | 55 | 1 | S Herman & R Makins | RJ & LR Shoup | 1-027-70 | \$11,000 | 1983 10 |
| Oneida | 47&48 | 5 | JR Anderson | CW & RH Boekee | 3-062-4 | \$15,000 | 1983 07 |
| Oneida | 21 | Range | BM & TE Emslie | BM & SL Emslie | 3-2-073 | \$15,376 | 1985 11 |
| Oneida | 48 | 5 & 6 | L Doyle | JR Anderson | 3-3-062 | \$14,000 | 1980 09 |
| Oneida | 45 | 5 & 6 | A Meyer | D & C Soules | 3-3-08920 | \$20,900 | 1986 08 |
| Oneida | 8 | PL 95 | CD & B Patterson | Hiljay Homes Ltd. | 3-4-04416 | \$23,000 | 1986 09 |
| Oneida | 8 | pl 95 | Three Brothers Properties | CD & EJ Patterson | 3-4-04416 | \$21,000 | 1985 06 |
| Oneida | 8 | PL 1049 | SR Troubridge | JG & CA Olesnik | 3-4-07710 | \$30,000 | 1986 09 |
| Oneida | 6 | | NL Moffat & MA Couture | NL Moffat | 3-4-100 | \$9,000 | 1987 06 |

APPENDIX F-3

Morehouse Economic Planning Consultants

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|---------|------------------------|----------------------------|-----------|----------|---------|
| Oneida | 1to26 | | GJC McMaster | McCal Corp. | 3-4-105 | \$47,000 | 1986 06 |
| Oneida | | | ME Anderson | G & CM Mackiewicz | 3-5-01550 | \$31,500 | 1987 06 |
| Rainham | 3 | p1 9156 | RL Easton | RG & DK Fanjoy | 1-046 | \$13,500 | 1980 02 |
| Rainham | 20 | p1 9156 | E. Miller | T & V Catherwood | 1-100 | \$10,000 | 1983 08 |
| Rainham | 6 | p1 7483 | F & V Ajandi | K Peters | 1-128 | \$12,500 | 1980 01 |
| Rainham | 14 | 1 | A. Forsythe | DG & RL Forsythe | 1-491 | \$14,000 | 1983 10 |
| Rainham | 14 | 1 | A&R Murray | EF & WJ Sykes | 1-492 | \$15,000 | 1981 07 |
| Rainham | 18 | 1 | D. Wadel | LM Mate | 1-779 | \$12,500 | 1982 10 |
| Rainham | 35 | p1 9156 | C. Woolvett | R & I Hesp | 1-80 | \$18,000 | 1983 07 |
| Rainham | 5 | 1 | MC Dawson | TE & ME Tanner | 2-103 | \$13,500 | 1981 09 |
| Rainham | 6 | 1 | MG Werner | L & M Kinsey | 2-161 | \$5,000 | 1983 07 |
| Rainham | 6 | 1 | and C & JM Werner | M Kinsey | 2-161 | \$5,000 | 1983 07 |
| Rainham | 6 | 1 | G. Smelser | JA & P Demik | 2-188-90 | \$9,000 | 1981 07 |
| Rainham | 8 | 1 | A & J Patterson | KJ & SF Eustace | 2-303 | \$17,000 | 1982 08 |
| Rainham | 9 | 1 | M Berube | S & C Destro | 2-409 | \$16,000 | 1983 09 |
| Rainham | 22 | p1.8242 | E Slusarenko | M Cunningham | 8-1-030 | \$18,000 | 1986 09 |
| Rainham | 9 | p1.9156 | G & E & E Hanford | WA & EI Greenaway | 8-1-053 | \$12,000 | 1980 07 |
| Rainham | 27 | 1 | S Jefferies | R & V Sheppard | 8-1-072 | \$11,300 | 1980 07 |
| Rainham | 20 | p 9156 | T & V Catherwood | F & \$ Lombardo | 8-1-100 | \$16,500 | 1985-07 |
| Rainham | 6 | p1.7483 | K Peters | A Costa | 8-1-128 | \$12,750 | 1981 06 |
| Rainham | 32-37 | p7483 | DR & HK Heisey | D.P. Arnett | 8-1-136 | \$7,000 | 1985 07 |
| Rainham | 68,69 | p 7483 | D&M Roussev & B. Dimov | NG Villeneuve | 8-1-142 | \$19,000 | 1983 09 |
| Rainham | 49-54 | p1.7483 | 422848 Ontario Limited | G Szobolice | 8-1-156 | \$12,000 | 1987 06 |
| Rainham | 59&60 | p17483 | MH Carmichael | FM Carmichael | 8-1-168 | \$15,000 | 1985 08 |
| Rainham | 58-60 | WBP7483 | CA Arnott | MH Carmichael & LH Cassels | 8-1-169 | \$15,500 | 1984 08 |
| Rainham | 11/12 | | AJ May | DL & J Lane | 8-1-208 | \$17,000 | 1983 09 |
| Rainham | D | p1.7267 | C Piccone & M Carbone | JJ & JL Rugaon | 8-1-214 | \$18,500 | 1986 09 |
| Rainham | | p1.7267 | HW & R Sheppard | RJ & BML Henderson | 8-1-230 | \$16,500 | 1986 09 |
| Rainham | 12 | 1 | G & L Atkins | R & V Sheppard | 8-1-416 | \$19,500 | 1983 10 |
| Rainham | 12 | 1 | B Smythe | H Kaneva | 8-1-419 | \$5,000 | 1986 09 |
| Rainham | 12 | 1 | VJ McNab | P Pinder | 8-1-420 | \$7,500 | 1986 08 |
| Rainham | 12 | 1 | WC & MA Childs | GW Beaudet | 8-1-426 | \$15,000 | 1986 07 |
| Rainham | 12 | 1 | M & V Dooley | F & B Farnsworth | 8-1-434 | \$9,000 | 1980 07 |
| Rainham | 12 | 1 | EV Lever | DE Gloyd | 8-1-445 | \$6,000 | 1986 07 |
| Rainham | 15 | 1 | M Thayer | R Pelisario | 8-1-518 | \$18,000 | 1980 10 |
| Rainham | 15 | 1 | P Brasas | J Grigailis & G & A Smith | 8-1-531 | \$15,000 | 1987 06 |
| Rainham | 16 | 1 | R & R Ambridge | MH Tuomala | 8-1-535 | \$16,000 | 1986 10 |
| Rainham | 21 | 1 | J Cnossen | RG & IA Meskey | 8-1-661 | \$10,500 | 1985 10 |
| Rainham | 23 | 1 | NL Train | GE & HA Klingbeil | 8-1-668 | \$38,000 | 1986 07 |
| Rainham | 25 | 1 | H Binzig | L & A Morris | 8-1-710 | \$15,000 | 1980 08 |
| Rainham | 14 | 1 | RE Moerschfelder | RA Skewes | 8-1-75270 | \$10,000 | 1985 06 |
| Rainham | 18 | 1 | R Daley | WR Neal | 8-1-774 | \$3,250 | 1986 07 |
| Rainham | 18 | 1 | D Brown | AG Mitchell | 8-1-777 | \$12,000 | 1985-11 |

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-----|-------|-------------------------------|------------------------|-----------|----------|---------|
| Rainham | 18 | 1 | LJ Mate | WF & DM Turrell | 8-1-779 | \$10,100 | 1986 09 |
| Rainham | 18 | 1 | R Daley | SR Neal | 8-1-779 | \$30,500 | 1986 07 |
| Rainham | 35 | p9156 | S Sarkozi & S Szomszed | L Vida | 8-1-79 | \$17,000 | 1982 09 |
| Rainham | 19 | 2 | S & J McKay | PJ & J Kaufman | 8-1-823 | \$10,000 | 1987 06 |
| Rainham | 19 | 2 | M VanDalen | SA & JH McKay | 8-1-823 | \$4,900 | 1985 07 |
| Rainham | 15 | 3 | J Hartwick | TH & DA Hartwick | 8-1-88290 | \$8,000 | 1985 06 |
| Rainham | 16 | p9156 | K. Jelly | HM Morris | 8-1-96 | \$5,800 | 1982 07 |
| Rainham | 2 | 1 | M Cronk | WR Hicks & BE Humphrey | 8-2-026 | \$15,000 | 1987 06 |
| Rainham | 2 | 1 | JH Cunningham | C & J Pickering | 8-2-03700 | \$1,000 | 1986 09 |
| Rainham | 3 | - | E Fritz | RJ & VA Sebrosky | 8-2-04390 | \$20,000 | 1985 11 |
| Rainham | 4 | 1 | EG Huslop | RR & BA Amey | 8-2-049 | \$10,000 | 1986 07 |
| Rainham | 4 | 1 | JM Gordon | HL Kavanaugh | 8-2-074 | \$14,500 | 1980 10 |
| Rainham | 4 | 1 | L Vida | W & D Martens | 8-2-083 | \$7,000 | 1985 06 |
| Rainham | 4 | 1 | A Nagy | L Vida | 8-2-083 | \$75,000 | 1980 11 |
| Rainham | 5 | 1 | R&G Nauman | J Ashley | 8-2-135 | \$5,000 | 1986 07 |
| Rainham | 7 | 1 | M Sinclair | G R Redbourne | 8-2-208 | \$600 | 1985 10 |
| Rainham | 7 | 1 | A & B Arnold | J & R Sadwick | 8-2-209 | \$6,000 | 1980 09 |
| Rainham | 8 | 1 | D Davidson & W Gerrard | V&L Vergamini | 8-2-244 | \$7,000 | 1985 11 |
| Rainham | 8 | 1 | H. Hardizig | G Gerrard | 8-2-260 | \$6,500 | 1982 06 |
| Rainham | 8 | 1 | JP Mould | JF & BE Pearson | 8-2-262 | \$19,000 | 1985 06 |
| Rainham | 8 | 1 | CB & MM Moyes | TW Stewart | 8-2-266 | \$10,000 | 1986 07 |
| Rainham | 9 | 1 | J & J Buckle | MB Hunt | 8-2-302 | \$13,500 | 1981 06 |
| Rainham | 9 | 1 | D L Munson | V Ferguson | 8-2-320 | \$10,800 | 1980 06 |
| Rainham | 9 | 1 | J & S Hopkins | S M Haluk | 8-2-350 | \$18,000 | 1985 08 |
| Rainham | 9 | 1 | A & E Tevelis | PB Harkins | 8-2-359 | \$16,000 | 1983 09 |
| Rainham | 9 | 1 | AE Roberts | T & V Lee | 8-2-365 | \$8,000 | 1983 09 |
| Rainham | 9 | 1 | L & J Grisafi | M Berube | 8-2-409 | \$14,000 | 1980 09 |
| Rainham | 9 | 1 | S & C Cino | S Macaluso | 8-2-425 | \$6,000 | 1985 08 |
| Rainham | 9 | 1 | AAA & TM Humphreys | AD & M. Giannasi | 8-2-426 | \$3,500 | 1985 07 |
| Rainham | 8 | 5 | RE Reichheld | RD & LM Everets | 8-2-59290 | \$17,000 | 1987 06 |
| Rainham | 1 | 6 | DM Rutherford | MG & CD Wardell | 8-3-156 | \$8,000 | 1986 06 |
| Rainham | 2 | 8 | RE & SL McKay | MB Richard | 8-4-00190 | \$9,000 | 1986 07 |
| Rainham | 2 | 8 | F & M Blayone | PT & SM Doyle | 8-4-06010 | \$13,500 | 1987 06 |
| S Cayuga | 10 | 4 | JD & EB Hegerward | RA & CM Chisholm | 8-4-58 | \$12,000 | 1980 11 |
| Seneca | 9 | 3 | PJ & SM Hicks | TJ & IG Farmer | 7-2-00450 | \$21,000 | 1985 07 |
| Seneca | 12 | 1 | LA Liegler | R LeBlanc & S Hicks | 1-114 | \$15,000 | 1981 06 |
| Seneca | 4 | 1 | A Corlis | RH & DM Czarnuch | 2-1-02450 | \$21,300 | 1985 10 |
| Seneca | 9 | 1 | I Overend | DJ Elamond | 2-1-03430 | \$5,000 | 1986 08 |
| Seneca | 9 | 1 | JC McMurtry | P Melko | 2-1-04210 | \$16,500 | 1980 08 |
| Seneca | 9 | 1 | DJ & SA Vollick | JJ Latulippe | 2-1-04390 | \$21,000 | 1986 08 |
| Seneca | 12 | 2 | MJ Long | JC McMurtry | 2-1-04390 | \$20,000 | 1986 06 |
| Seneca | 13 | 2 | S & M Scattolon & L Stanziani | R & A Giglione | 2-1-07401 | \$20,000 | 1986 06 |
| | | | | A & A Roberto | 2-1-093 | \$26,500 | 1986 10 |

APPENDIX F-3

Morehouse Economic Planning Consultants

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|----------|-------|-------------------------------------|-------------------------------------|-----------------------------|-----------|----------|---------|
| Seneca | 13 | 2 | H Pils & E Lengger | J Doyle | 2-1-095 | \$35,000 | 1986 11 |
| Seneca | 13 | 2 | G Twiss | HM & BR Williams | 2-1-097 | \$34,000 | 1986 10 |
| Seneca | 17 | 2/3 | RJ Young | R Skinner | 2-1-10180 | \$15,000 | 1983 11 |
| Seneca | 4 | 3 | T De Wildt | W & C Stevenson | 2-1-10910 | \$14,900 | 1987 06 |
| Seneca | 4 | 3 | RL Staples | T De Wildt | 2-1-10910 | \$10,000 | 1986 09 |
| Seneca | 6 | 3 | H & D Tepper | DE Williams & C Pope | 2-1-11110 | \$17,000 | 1986 07 |
| Seneca | 10 | 3 | W Downie | W Downie & M Mullins | 2-1-11650 | \$11,000 | 1985 07 |
| Seneca | 13 | 3 | E R Hewitt | AF & R Beamer | 2-1-14930 | \$19,000 | 1985-11 |
| Seneca | 0 | 0 | DJ & MJ Cummings | RL & JI Solomon | 2-3-00510 | \$15,000 | 1985 08 |
| Seneca | ANT | | MR Shannon | H & LA Hartog | 2-3-12425 | \$21,000 | 1986 10 |
| Seneca | 10 | parcl | O R Martin | B & I Ramey | 2-3-174 | \$13,500 | 1984 10 |
| Seneca | 13 | 4 | S&M Marinkovic | K. Buch | 2-3-24 | \$26,000 | 1982 09 |
| Seneca | 9 | 4 | WL Thomlinson | R DeRosa | 2-4- | \$16,333 | 1986 06 |
| Seneca | 13 | 4 | C. Fowler | DL Brenzil | 2-4-00810 | \$15,000 | 1985 10 |
| Seneca | 13 | 4 | WL Thomlinson | Montroual Construction Inc. | 2-4-02810 | \$32,667 | 1986 06 |
| Seneca | 13 | 4 | Bob-Goef Properties Ltd. | J Paulenko | 2-4-02810 | \$16,500 | 1986 06 |
| Seneca | 10 | 4 | HC & JM Brown | DG & VT Lishman | 2-4-04110 | \$18,000 | 1987 06 |
| Seneca | 10 | 4 | BA Bakewell | HC & JM Brown | 2-4-04110 | \$15,000 | 1986 06 |
| Seneca | 0 | 0 | B & A Thingholm | S & M Leo | 2-4-078 | \$19,000 | 1985 08 |
| Seneca | -lot5 | - | RR & SK Burke | TJ & MC Barrett | 2-4-081 | \$25,000 | 1985 11 |
| Seneca | 13 | 5 | MD King | D & KA Stojkovic | 2-4-09920 | \$4,000 | 1986 10 |
| Seneca | 13 | 5 | CM & R Witwell | M D King | 2-4-09920 | \$2,500 | 1985 11 |
| Seneca | 1 | Range | D R Steel | W R O'Brien | 2-4-10566 | \$18,000 | 1985 08 |
| Seneca | 1 | Range | RO Servos | JH & LD Pritchard | 2-4-10580 | \$24,000 | 1986 06 |
| Seneca | 1 | Range | R Servos | KF & BD MacPhee | 2-4-10583 | \$23,000 | 1986 06 |
| Seneca | 1 | Range | K & R Wilson | R & K Kovacsik | 2-4-10587 | \$26,000 | 1986 09 |
| Seneca | 1 | Range | MR Steel | J & M Horvath | 2-4-10620 | \$23,000 | 1986 06 |
| Seneca | 7 | 1 | J Boyarski | P & R Potticary | 2-4-14340 | \$30,000 | 1986 11 |
| Seneca | 7 | DS & SM Cowie | DS & SM Cowie | SM Cowie | 2-5-01970 | \$5,000 | 1986 09 |
| Seneca | 7 | Range 1 | J Berdan | A & M Williams | 2-5-023 | \$5,000 | 1986 07 |
| Seneca | 15 | 1 | EA Hunter | EA Hunter & WD Cook | 2-5-03345 | \$15,000 | 1986 06 |
| Seneca | 15 | 1 | WR Glaw | EA Hunter | 2-5-03345 | \$30,000 | 1985 10 |
| Seneca | 14 | Pl.93 | A & EL Fulmes | C Espotto | 2-5-18250 | \$47,900 | 1986 06 |
| Seneca | 18 | Avian Invest.& Haldimand Bldg.Prod. | Avian Invest.& Haldimand Bldg.Prod. | KC & SJ Saunders | 2-5-18440 | \$10,000 | 1986 10 |
| Seneca | 18 | G Silvestri | G Silvestri | KC & SJ Saunders | 2-5-24020 | \$32,500 | 1986 09 |
| Seneca | 18 | Pl.65 | G Silvestri | KC & SJ Saunders | 2-5-24020 | \$33,000 | 1986 07 |
| Seneca | 1 | - | GE Thompson | S&A Snjegotinac | 2-5-26280 | \$22,000 | 1985 11 |
| Seneca | 10 | 0 | AH & RG Ramey | K Rach | 3-025 | \$29,000 | 1983 06 |
| Seneca | 10 | 0 | G A Arcari | D & m Condo | 3-027 | \$25,000 | 1981 10 |
| Seneca | 19 | JD & RC Grasley & MJ Reid | JD & RC Grasley & MJ Reid | 3-146-50 | \$10,000 | 1983 08 | |
| Seneca | 19 | AM & JI Stahn | AM & JI Stahn | 3-146-70 | \$15,000 | 1982 07 | |
| Seneca | 9 | Range 1 | HM Ince | LA & AL Grillo | 5-067-10 | \$18,500 | 1983 10 |
| Seneca | 14 | pl 93 | Avian Investments & Hald.Bldg.Prod. | JH & CL Bird | 5-182-50 | \$35,000 | 1983 07 |

APPENDIX F-3

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TABLE 8

RESIDENTIAL VACANT PROPERTIES WITH CLASS CODE "VL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community for West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | DATE |
|--------------|-------|-------|---------------------------|---------------------|------------|----------|---------|
| South Cayuga | 12 | 6 | BA & J Smith | E & W Tiikanen | 2-066 | \$62,000 | 1982 08 |
| South Cayuga | 17 | 7 | RW & EL Swallow | G Beaulieu | 2-131 | \$16,700 | 1980 01 |
| South Cayuga | 16 | 7 | H. Andrews | M & VM McGrath | 2-172-10 | \$17,000 | 1982 08 |
| South Cayuga | 12 | 6 | CW Kindy | CE & CE Crumb | 7-2-067-10 | \$6,500 | 1986 07 |
| South Cayuga | 16/17 | 7 | RA Meyer | PR & LV Wolf | 7-2-08315 | \$15,500 | 1980 09 |
| South Cayuga | 16 | 7 | D Padger | WM & J Peters | 7-2-176 | \$11,500 | 1985 07 |
| South Cayuga | 11 | 5 | HM the Queen | AH Hyma & DJ Thomas | 7-2-20 | \$18,000 | 1982 09 |
| South Cayuga | 14 | 7 | EW & DI MacPherson | F&A Ballard | 7-2-235 | \$17,900 | 1982 08 |
| South Cayuga | 13 | 7 | E&G Cotreau | P&J Stollar | 7-2-246 | \$18,000 | 1982 08 |
| Vil of York | 3 | p 216 | Canada Mortgage & Housing | RL & CM Sanders | 2-3-103 | \$16,000 | 1983 11 |
| Vil of York | 9&10 | | O BV Mitchell | BA & KJ Hunter | 3-090 | \$18,000 | 1980 02 |

TABLE 9

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 BETWEEN 2 AND 10 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|--------------|-------|-----|--------------------------------|---------------------|-----------|-----------|----------|----------------------|---------|
| Cayuga | 7,8 | | O GM Bunn | JJ Preston | 5-4-049 | \$151,500 | 9.095 | \$16,657 | 1985 07 |
| Cayuga | 17 | 6 | A Deboer | DE & V Auty | 7-2-056 | \$70,000 | 5.666 | \$12,355 | 1986 09 |
| North Cayuga | 31&32 | 1 | PE Bradt, JE Watters, EE Protz | S Coule | 2-004 | \$54,000 | 8.910 | \$6,061 | 1982 06 |
| North Cayuga | 39,40 | 2 | DW & CJ Elfner | I&L Bell | 5-2-71 | \$65,000 | 6.885 | \$9,441 | 1983 09 |
| Oneida | 23 | 3 | WC & A Prescott | RJ & LJ Gallant | 1-080 | \$80,000 | 4.050 | \$19,753 | 1983 06 |
| Rainham | 20&21 | 1 | F Vandervelde | P & JME Stollar | 1-623 | \$255,000 | 9.125 | \$27,946 | 1984 11 |
| Rainham | 15 | 2 | R Drehmer | RG & BA Cooper | 8-1-851 | \$61,500 | 4.050 | \$15,185 | 1985 10 |
| Rainham | 8 | 1 | LR Wardell | AL Yager | 8-2-235 | \$110,000 | 4.070 | \$27,025 | 1984 10 |
| Rainham | 8 | 4 | BJ & EM Willem | CL & BJ Reid | 8-3-025 | \$115,000 | 6.075 | \$18,930 | 1986 08 |
| S Cayuga | 9 | 6 | CB & A Rittenhouse | RM & PA Branegan | 7-2-074 | \$32,000 | 2.025 | \$15,802 | 1985 08 |
| Seneca | 30 | | MR & YA Jackson | MC Searles | 2-5-18810 | \$212,000 | 3.580 | \$59,215 | 1980 11 |
| Seneca | 17 | 1 | RW & IH Jewell | EM & TH Sadler | 2-5-266 | \$59,000 | 6.885 | \$8,569 | 1980 06 |
| South Cayuga | 21 | 3 | Avco Financial Services | G & LJ Ruitenwerf | 1-041 | \$62,000 | 2.835 | \$21,869 | 1983 07 |
| South Cayuga | 16 | 5 | VJ Draper | JR & CH Coleman | 2-029 | \$32,000 | 5.670 | \$5,644 | 1983 08 |
| South Cayuga | 27 | 4 | G & PE Healey | LA Scott & MJ Berry | 7-1-049 | \$59,900 | 5.856 | \$10,228 | 1986 08 |

TABLE 10

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
 BETWEEN 10 AND 20.2 HECTARES
 PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
 FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|--------------|-------|-------|-----------------------------------|--------------------------|------------|-----------|----------|----------------------|---------|
| North Cayuga | 12 | 3 | EG & BJ Belzner | J & L Troubridge | 4-059 | \$100,000 | 19.845 | \$5,039 | 1983 07 |
| North Cayuga | 42 | 1 | R & V Winger | Ontario Hydro | 5-1-078 | \$23,000 | 13.730 | \$1,675 | 1980 09 |
| North Cayuga | 40 | 5 | SR Markes, Trustee | H & L Verstraeten | 5-1-136 | \$120,000 | 19.679 | \$6,098 | 1986 06 |
| North Cayuga | 18 | 2 | GM Bunn | JR & CC Thorne | 5-4-020 | \$105,000 | 19.813 | \$5,300 | 1986 09 |
| North Cayuga | 9 | 1 | RG & JE Murphy | JM & MS Smidts | 5-5-030 | \$45,000 | 14.175 | \$3,175 | 1983 10 |
| North Cayuga | 8 | 1 | M & E Keus | M. Dewar | 5-5-052 | \$67,000 | 12.458 | \$5,378 | 1985 07 |
| North Cayuga | 3&4 | 1 | C&E Berki | PS & LE Cook | 5-5-67 | \$45,000 | 19.035 | \$2,364 | 1982 09 |
| North Cayuga | 4 | 1 | RT Gilpin | ED Williamson & JA Hill | 5-5-69 | \$42,500 | 12.150 | \$3,498 | 1982 07 |
| Oneida | 17 | 5 | RR & CE Lawry | W & C Robinson | 2-085-5 | \$102,500 | 16.779 | \$6,109 | 1983 06 |
| Oneida | 19 | 5 | DE Lang | JA & DI Storie | 3-057 | \$70,000 | 11.956 | \$5,855 | 1982 11 |
| Oneida | 39 | BF | J & A Dekkers | W & H Klunder | 3-4-118 | \$65,000 | 14.730 | \$4,413 | 1987 06 |
| Oneida | 74&75 | | O RS Ferguson | M&D Van Osch | 3-5-042 | \$153,000 | 17.820 | \$8,586 | 1985 08 |
| Rainham | 5 | 4 | R Pogue | PJ & HJ Kaufman | 3-012 | \$38,000 | 19.971 | \$1,903 | 1981 11 |
| Rainham | 5 | 3 | NC & LJ Brooks | AH & DJ Wetterauer | 8-2-598 | \$132,000 | 16.403 | \$8,048 | 1986 11 |
| Rainham | 2 | 4 | A & M Castro | DW & PA Rutherford | 8-2-619 | \$67,500 | 20.153 | \$3,349 | 1985 07 |
| Rainham | 7 | 4 | LE & DL Bigelow | P & LM Pierias | 8-3-22 | \$65,000 | 15.390 | \$4,224 | 1984 06 |
| Rainham | 6 | | C & A Ragley | SD & LM Fess | 8-4-009 | \$44,000 | 19.659 | \$2,238 | 1986 06 |
| Rainham | 1 | 8 | J & L Lankester | RH & BJ Edington | 8-4-049 | \$59,000 | 15.633 | \$3,774 | 1983 11 |
| Seneca | 13 | 3 | Standard Trust Co. | R. Christiansen | 1-012-05 | \$55,000 | 12.150 | \$4,527 | 1982 11 |
| Seneca | 13 | 3 | Hald-Norf. Community Credit Union | JW Watling | 1-125 | \$43,000 | 12.150 | \$3,539 | 1981 07 |
| Seneca | 3 | 3 | JJ & FM Gazarek | JN & LM Corbett | 2-1-107-50 | \$107,000 | 12.150 | \$8,807 | 1984 09 |
| Seneca | 11 | 3 | J & A Mihaljevic | W Berndt | 2-1-118 | \$143,000 | 19.971 | \$7,161 | 1987 06 |
| Seneca | 13 | 3 | I Lekik | PG & MA Knight | 2-1-125 | \$72,000 | 12.150 | \$5,926 | 1986 08 |
| Seneca | 8 | Range | NB Smith | DH & I Latimer | 2-5-007 | \$80,000 | 18.468 | \$4,332 | 1980 10 |
| Seneca | 6&7 | 4 | C.I.B.C. | SG Johnson & DA Donnelly | 4-003-5 | \$100,000 | 20.193 | \$4,952 | 1982 08 |
| South Cayuga | 12 | 6 | WP Jarvis & H Campbell | RGD & DA MacConnell | 2-068 | \$85,700 | 12.008 | \$7,137 | 1983 07 |

TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|--------------|-------|---------------------------|--------------------------------|----------------------------------|----------|-----------|----------|----------------------|---------|
| Cayuga | 38 | 1 | H Kasperetz | M&h Brocheier | 1-133 | \$76,000 | 53.565 | \$1,419 | 1984 11 |
| Cayuga | 38 | 1 | Bank of Commerce | H Kasperetz | 5-1-133 | \$70,000 | 53.565 | \$1,307 | 1983 09 |
| Cayuga | 48 | 1 | CA & CM Gillyatt | DW & CJ Elfner | 5-1-152 | \$92,000 | 39.516 | \$2,328 | 1983 09 |
| Cayuga | 14 | 1 | J Goldberg | WJ Smith | 5-5-017 | \$80,000 | 40.500 | \$1,975 | 1986 11 |
| Cayuga | 8 | 1 | K Gels | K & NM Zantingh | 5-5-083 | \$90,800 | 40.091 | \$2,265 | 1985 07 |
| North Cayuga | 4041 | 1 | B&K Tumbas | D Schebesch | 1-167 | \$75,000 | 40.500 | \$1,852 | 1983 07 |
| North Cayuga | 32&33 | 1 | E. Protz, J Watters & P Bradt | L&R Decoff | 2-004-50 | \$49,000 | 30.578 | \$1,602 | 1982 11 |
| North Cayuga | 32&33 | 1 | PE Bradt, JG Watters, EE Protz | SPG Gillyatt | 2-004-50 | \$58,000 | 30.578 | \$1,897 | 1982 11 |
| North Cayuga | 2 | 1 | G & S Riewald | DA & HA & RV Dickhut & Epshields | 2-010 | \$145,000 | 42.120 | \$3,443 | 1983 09 |
| North Cayuga | 57 | 1 | M & HD Sevenpiper | SR & BA Burgess | 3-1-003 | \$75,000 | 20.250 | \$3,700 | 1986 06 |
| North Cayuga | 2&3 | 2 | E & J Goron | P & H Stadler | 4-001 | \$60,000 | 34.036 | \$1,763 | 1983 10 |
| North Cayuga | 5&6 | 3 | Farm Credit Corp. | NT & JA Huitema | 4-052 | \$125,000 | 56.493 | \$2,213 | 1983 06 |
| North Cayuga | 15 | 1 | Paling Collision & Alligin | J. Barlow | 5-040 | \$42,000 | 37.888 | \$1,109 | 1981 10 |
| North Cayuga | 4 | 1 | HA & EE Harvie | AW Hedley | 5-045 | \$88,500 | 46.336 | \$1,910 | 1981 06 |
| North Cayuga | 10&11 | 1 | Royal Trust Corp. of Canada | E. Rainville & F. Ross | 5-056 | \$200,000 | 57.318 | \$1,313 | 1981 08 |
| North Cayuga | 39&40 | 1 | Royal Bank of Canada | J & B Borkrosky | 5-1-057 | \$70,000 | 53.397 | \$3,485 | 1985 10 |
| North Cayuga | 3 & 4 | 2 | P Klaus | M & N & M Kolisnuk | 5-4-029 | \$175,000 | 56.700 | \$3,086 | 1980 08 |
| North Cayuga | 9 | 2 | JW & NA Keesmaat | WL & SD Hewlett | 5-4-037 | \$95,000 | 20.250 | \$4,691 | 1981 06 |
| North Cayuga | 10 | 1 | F Ross | E Rainville | 5-5-056 | \$75,000 | 53.318 | \$1,407 | 1987 06 |
| North Cayuga | 5 | 1 | P Petrescu | E & M M Hoffmann | 5-5-070 | \$56,000 | 24.280 | \$2,306 | 1985-07 |
| North Cayuga | 9 | 1 | P & I Emick | MM Hawkes | 5-5-084 | \$110,000 | 39.662 | \$2,773 | 1980 01 |
| Oneida | 13&14 | 2 | IA Smith | WW Smith | 2-032 | \$124,000 | 60.560 | \$2,048 | 1980 01 |
| Oneida | 15 | Range JP & M Vander Marel | Range JP & M Vander Marel | E & R Bouman | 2-050 | \$205,000 | 43.999 | \$4,659 | 1981 07 |
| Oneida | 24 | 3 | C MacGregor Bell | K & C Christensen | 3-011 | \$140,000 | 38.726 | \$3,615 | 1983 06 |
| Oneida | 28 | 4 | JD Herod | J&W Buma | 3-028 | \$150,000 | 40.059 | \$3,745 | 1981 06 |
| Oneida | 23 | 4 | WR Emery | AJ & WJ DeRoer | 3-040 | \$48,000 | 20.250 | \$2,370 | 1981 11 |
| Oneida | 16 | 5 | BO & MI Coulthart | GW & PL Vanderzanden | 3-074 | \$235,000 | 74.358 | \$3,160 | 1981 06 |
| Oneida | 45,46 | 5 & 6 | A & M.T. Meyer | P.P. Meyer | 3-090 | \$140,000 | 60.159 | \$2,327 | 1980 01 |
| Oneida | 53 | 1 | JJ Lettner | H Winkler | 3-1-030 | \$120,000 | 80.469 | \$1,491 | 1986-11 |
| Oneida | 53 | 1 | JJ Lettner | H Winkler | 3-1-030 | \$120,000 | 80.469 | \$1,491 | 1986 11 |
| Oneida | 18 | 1 | J & M Lettner | J & M Starzinger | 3-1-050 | \$60,000 | 20.655 | \$2,905 | 1980 09 |
| Oneida | 17 | 1 | RF & VC Thornevell | B & K Whitwell | 3-1-49 | \$125,000 | 37.868 | \$3,301 | 1984 06 |
| Oneida | 15 | Range JP & M Vander Marel | Range JP & M Vander Marel | L & A Elgersma | 3-2-050 | \$125,000 | 44.145 | \$2,832 | 1987 06 |
| Oneida | 26 | Range A Eubank | Range A Eubank | E Eubank | 3-2-15 | \$97,590 | 59.644 | \$1,636 | 1984 08 |
| Oneida | 25 | 4 | T DeRoer | AJ & WJ DeRoer | 3-3-025 | \$150,000 | 40.500 | \$3,704 | 1985 08 |
| Oneida | 29 | 4 | RL Elgieven & SP Salverda | H & A Vaarkamp. | 3-3-029 | \$195,000 | 40.500 | \$4,815 | 1985 08 |
| Oneida | 20 | 4 | C&H Snejder | AJ Pearce | 3-3-037 | \$106,000 | 40.500 | \$2,617 | 1986 07 |
| Oneida | 49-51 | 5&6 | A Houwer | J & AH Dekkers | 3-3-067 | \$165,000 | 44.983 | \$3,668 | 1986 08 |
| Oneida | 3 | Range SV Clegg | Range SV Clegg | SR Millen | 3-4-082 | \$205,000 | 43.509 | \$4,712 | 1985 06 |
| Oneida | 1&2 | 0 | J.R. Daly | RO & GW Schaeffer | 4-009 | \$80,000 | 26.175 | \$3,056 | 1982 07 |
| Oneida | 38-40 | BF | ABJ Ranch Inc. | J. Bankman | 4-137 | \$251,000 | 55.145 | \$4,552 | 1981 07 |
| Rainham | 7 & 8 | 2 | V. Yager | C. Yager | 2-572 | \$79,636 | 48.248 | \$1,651 | 1981 08 |

TABLE 11

FARM RESIDENTIAL PROPERTIES WITH CLASS CODE "FRU"
GREATER THAN 20.2 HECTARES
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------|-------|-------|---------------------------|---------------------------|-----------|-----------|----------|----------------------|---------|
| Rainham | 8 | 2 | MG Werner | MS Yager | 2-573 | \$120,000 | 39.868 | \$3,010 | 1981 07 |
| Rainham | 3 & 4 | 2 | VJ & D Shearman | M & L Loranger | 2-585 | \$87,000 | 38.880 | \$2,238 | 1980 01 |
| Rainham | 15 | 1 | FJ Reichheld & VB Collins | RA & SC Webb | 8-1-757 | \$65,000 | 29.970 | \$2,169 | 1985 06 |
| Rainham | 17 | 2 | M Minalik | RE Bellinger & GA Francis | 8-1-817 | \$85,000 | 35.575 | \$2,389 | 1986 10 |
| Rainham | 13 | 3 | KP Lefebvre & N Maszaros | G Kirchberger | 8-1-878 | \$50,000 | 40.298 | \$1,241 | 1982 06 |
| Rainham | 7 | 2 | M & LM Yager | JM Pearson | 8-2-589 | \$78,500 | 25.110 | \$3,126 | 1987 06 |
| Rainham | 5/6 | 3 | B Stevenson | JJ & DM Delaney | 8-2-599 | \$70,400 | 28.350 | \$2,483 | 1986 06 |
| Rainham | 5 | 5 | J T Otterman | G M & P J Otterman | 8-3-101 | \$70,000 | 39.002 | \$1,795 | 1985 07 |
| Rainham | 6 | 6 | RD & LM Everets | JG & MJ Deely | 8-3-196 | \$79,900 | 49.868 | \$1,602 | 1986 09 |
| Rainham | 7 | 6 | Farm Credit Corp. | JM & FI Harris | 8-4-011 | \$117,000 | 39.799 | \$2,940 | 1980 10 |
| Rainham | 2 | 7 | ER & JK Stevens | JD & LL Booker | 8-4-026 | \$85,000 | 38.070 | \$2,233 | 1986 09 |
| Rainham | 5 | 7 | E & MJ Marfisi | J & S Hopkins | 8-4-02805 | \$100,000 | 21.412 | \$4,670 | 1983 11 |
| Rainham | 5 | 7 | J & S Hopkins | FC & NH Whitbourn | 8-4-02850 | \$114,000 | 21.412 | \$5,324 | 1986 11 |
| Rainham | 3 | 8 | F & I Ashby | DJ Factor (& D.) | 8-4-039 | \$105,000 | 34.939 | \$3,005 | 1981 06 |
| Rainham | 4 | 2 | MM Gurney | PS & MM Hyldtoff | 1-081 | \$92,000 | 40.500 | \$2,272 | 1983 06 |
| Seneca | | JVT | ES Corbay | M & IA Matwijiw | 2-038 | \$55,000 | 40.500 | \$1,358 | 1981 07 |
| Seneca | A | 1 | Z Matijasic | RE & JE Law | 2-1-029 | \$95,000 | 20.250 | \$4,691 | 1986 06 |
| Seneca | 10 | 1 | PE & GR Salerno | DE & JA McBurney | 2-1-045 | \$120,000 | 20.801 | \$5,769 | 1985 07 |
| Seneca | 7 | 2 | R & B Patterson | C Frizzelle | 2-1-083 | \$89,000 | 40.500 | \$2,198 | 1983 06 |
| Seneca | 6 | 3 | L & A Bruttocao | S&V Plevza | 2-1-1100 | \$135,000 | 39.969 | \$3,378 | 1986 10 |
| Seneca | 10 | 3 | Tomlinson Farms | J Kelleher | 2-1-140 | \$43,000 | 20.250 | \$2,123 | 1984 08 |
| Seneca | 4 | | D Cummings | K & K Christensen | 2-3-004 | \$105,000 | 21.007 | \$4,998 | 1980 11 |
| Seneca | 18 | 3 | A & S Gallace | D&S Brajic | 2-3-015 | \$100,000 | 50.759 | \$1,970 | 1982 10 |
| Seneca | 11 | 4 | KC & AA Wielink | DE & EL Mordue | 2-4-010 | \$127,200 | 40.298 | \$3,157 | 1985 06 |
| Seneca | 12 | 4 | 490001 Ontario Ltd. | RB & M Walker | 2-4-013 | \$195,000 | 36.434 | \$5,352 | 1985 08 |
| Seneca | 13 | 4 | RW & VE Hoskins | JM & JL Lise | 2-4-021 | \$124,362 | 29.670 | \$4,191 | 1980 09 |
| Seneca | 1 | Range | ME Servos | S & S Guatieri | 2-4-111 | \$80,000 | 29.634 | \$2,700 | 1980 10 |
| Seneca | 13 | 2 | GJ & OR Mason | WG & BJ Horvath | 2-5-003 | \$145,000 | 39.633 | \$3,659 | 1985 09 |
| Seneca | 2 | Range | BJ Bates | RL & G Trimble | 2-5-137 | \$38,500 | 34.652 | \$1,111 | 1987 06 |
| Seneca | 16 | 4 | JR & D Wilson | M&R Cucuz | 4-033 | \$97,500 | 36.458 | \$2,674 | 1980 02 |
| Seneca | 9 | 4 | WE & M Kinzel | N & m & NJF Natase | 4-041 | \$98,970 | 39.099 | \$2,531 | 1980 01 |
| Seneca | 9-11 | 5 | RJ & SE LeBlanc | JP Gallant | 4-06605 | \$84,000 | 22.170 | \$3,789 | 1981 07 |
| Seneca | 7 | Range | MF Vardy | TJ & CA Atherton | 4-076 | \$90,000 | 38.884 | \$2,315 | 1981 07 |
| Seneca | 5-7 | 1 | MC Smith | T & DA Martin | 4-145 | \$90,000 | 38.904 | \$2,313 | 1984 11 |
| Seneca | 5-7 | 1 | UV Thoms | JD & AR Parke | 4-146 | \$94,000 | 21.870 | \$4,298 | 1981 07 |
| Seneca | 3 | 1 | P. Woolcott | | 4-159 | \$88,500 | 40.500 | \$2,185 | 1980 01 |
| Seneca | 8&9 | | O JL Moore | | 5-101 | \$200,000 | 28.804 | \$6,944 | 1981 10 |

APPENDIX F-3

PRINT DATE: Oct-87

TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|--------------|-------|-----|-------------------------------|---------------------------------------|-----------|-----------|----------|----------------------|---------|
| Cayuga | 48 | 1 | WG Somerville | Prov. Counc. Ont., Boy Scouts of Cda. | 5-1-021 | \$36,000 | 17.532 | \$2,053 | 1982 06 |
| Cayuga | 17/18 | | M & A Doyle | A Maquar | 6-2-085 | \$18,000 | 5.115 | \$3,519 | 1987 06 |
| Cayuga | 6-10 | | O PJ O'Donnell | Pat O'Donnell Realty | 6-2-166 | \$45,000 | 11.923 | \$3,774 | 1985 11 |
| Indiana | 1-3 | pl | 217WC & ME Murdoch | CAI Barnes | 2-2-063-5 | \$1,650 | 1.879 | \$878 | 1985 10 |
| Indiana | - | - | WE & ME Murdoch | *JA & CAI Barnes (*Buttenham) | 2-2-063-5 | \$29,800 | 1.879 | \$15,858 | 1985 10 |
| North Cayu3 | 3 | 2 | G V Pogue | P. Pasko | 4-001-5 | \$25,000 | 10.765 | \$2,322 | 1981 11 |
| North Cayu48 | 48 | 1 | A Schonherr | R Rusek | 5-1-09050 | \$5,000 | 4.038 | \$1,238 | 1987 06 |
| North Cayu37 | 37 | 2 | 552205 Ontario Limited | SL Fletcher | 5-2-067 | \$25,000 | 39.682 | \$630 | 1987 06 |
| North Cayu31 | 31 | 1 | MC Kohler | RM Kohler | 5-3-01405 | \$27,680 | 3.993 | \$6,932 | 1986 08 |
| North Cayu25 | 25 | 1 | FA & JV Barker | RJ & JV Elgersma | 5-3-97 | \$65,000 | 23.923 | \$2,717 | 1983 10 |
| North Cayu18 | 18 | 2 | JH & RF Hart | W Pearce | 5-4-048 | \$5,500 | 11.324 | \$486 | 1987 06 |
| North Cayu13 | 13 | 3 | LJ Thompson | GM Bunn | 5-4-08410 | \$37,500 | 5.787 | \$6,480 | 1986 06 |
| North Cayu5 | 5 | 2 | Cdn Imperial Bank of Comm. | V&L Kolinsnyk | 5-4-4 | \$68,500 | 35.535 | \$1,928 | 1983 09 |
| North Cayu13 | 13 | 1 | G & H Magiera | D Sanchez | 5-5-061 | \$10,000 | 33.157 | \$302 | 1986 11 |
| Oneida | 19 | 2 | JC Brown | GH & BL Milligan | 1-063 | \$14,000 | 37.827 | \$370 | 1983 10 |
| Oneida | 14 | 2 | E. E. Woodley | C M Smith | 2-030-1 | \$43,500 | 20.250 | \$2,148 | 1980 01 |
| Oneida | 17 | | J. Forsythe | United Co-op of Ontario | 2-043 | \$44,000 | 45.077 | \$976 | 1983 08 |
| Oneida | 42 | 5&6 | RD Chemery | E Morris | 3-088 | \$13,000 | 47.555 | \$273 | 1984 11 |
| Oneida | 42 | 1 | SS Karol | DW Dawson | 3-1-021 | \$48,000 | 20.250 | \$2,370 | 1985 07 |
| Oneida | 28/29 | 3 | C Fox | H Slimon | 3-1-092 | \$85,000 | 18.565 | \$4,578 | 1980 11 |
| Oneida | 16 | | JC & JL Tule | RJ & ED Reid | 3-2-044 | \$75,000 | 40.682 | \$1,844 | 1980 10 |
| Oneida | 19 | - | P & D Descamps | Pentecostal Holding Corp. | 3-2-080 | \$59,000 | 30.189 | \$1,954 | 1985 11 |
| Oneida | 18 | | Range P Annocski & M Zlojutro | Canadian Gypsum Co. Ltd. | 3-2-085 | \$95,000 | 34.020 | \$2,792 | 1986 08 |
| Oneida | 5 | | Range J Bartels | B & L MacDougall | 3-4-080 | \$40,000 | 49.005 | \$816 | 1987 06 |
| Oneida | 23 | | PL. 10Henko Properties Ltd. | JC & DE Daxtdator | 3-4-105 | \$110,400 | 35.045 | \$3,150 | 1987 06 |
| Oneida | 57 | | 5&6 F&W Peart | G Peart | 3-5-018 | \$10,000 | 38.520 | \$260 | 1985 10 |
| Oneida | 61 | | Riv. RgPH & PA Martindale | JR Martindale | 3-5-03050 | \$3,500 | 0.612 | \$5,723 | 1985 06 |
| Rainham | 2 | 2 | LJ & SE Reynolds | R Stadder | 2-558 | \$35,000 | 26.394 | \$1,326 | 1983 08 |
| Rainham | 8 | 2 | C. Yager | V & H Yager | 2-572 | \$30,000 | 48.248 | \$622 | 1981 08 |
| Rainham | 2 | 4 | BE & B Spies | WM Fletcher | 2-618 | \$44,100 | 19.894 | \$2,217 | 1981 06 |
| Rainham | 6 | 7 | DJ & TGM Haney | RM & LM Rider | 4-022 | \$12,000 | 39.034 | \$307 | 1984 11 |
| Rainham | 6 | 7 | DJ Rider & TGM Haney | E Schweyer | 4-022 | \$51,500 | 39.034 | \$1,319 | 1984 11 |
| Rainham | 10 | 1 | R. Webster | W. Hoover | 8-1-736 | \$40,000 | 29.917 | \$1,337 | 1985-07 |
| Rainham | 18 | 2 | DF & JU Heisey | M Snively | 8-1-820 | \$26,500 | 5.536 | \$4,787 | 1986 09 |
| Rainham | 12 | 4 | Rainham Farming Ltd. | HR & NM Booker | 8-1-884 | \$38,800 | 39.455 | \$983 | 1986 08 |
| Rainham | 13 | 4 | G Hartwick | PJ & HN Gross | 8-1-885 | \$29,900 | 12.899 | \$2,318 | 1985 11 |
| Rainham | 13 | 4 | Rainham Farming Ltd. | HR & NM Booker | 8-1-886 | \$27,200 | 27.540 | \$988 | 1986 08 |
| Rainham | 12 | 4 | F & M&G Hasilo | WW & GD Kienitz | 8-1-893 | \$20,000 | 20.048 | \$998 | 1984 06 |
| Rainham | 9 | 3 | EW Roth | JE Meneguzzi | 8-3-00410 | \$24,000 | 8.100 | \$2,963 | 1986 09 |
| Rainham | 6 | 4 | EC & EM Taylor | J & R Ouellet | 8-3-017 | \$21,000 | 4.860 | \$4,321 | 1987 06 |
| Rainham | 6 | 5 | M & C Gee | HW Schumacher | 8-3-174 | \$17,500 | 18.156 | \$964 | 1982 10 |
| Rainham | 2 | 7 | ER Stevens | TJ & JM Moon | 8-4-02690 | \$20,500 | 2.430 | \$8,436 | 1987 06 |
| Seneca | 13 | 3 | GS Banah & Kaur | A & A Radassuo | 1-121 | \$22,000 | 13.507 | \$1,629 | 1981 07 |

TABLE 12

FARMLAND PROPERTIES WITH CLASS CODE "FL"
PROPERTY TRANSACTIONS FROM JANUARY 1980 TO JUNE 1987
FOR HALDIMAND TOWN (Comparative Community to West Lincoln)

| TOWNSHIP | LOT | CON | VENDOR | PURCHASER | ROLL# | PRICE | HECTARES | PRICE PER HECTARE | DATE |
|----------------|-------|--------|------------------------------------|------------------------|-----------|-----------|----------|----------------------|---------|
| Seneca | 14 | 1 | H Bird | PM & DA Sharp | 2-1-054 | \$29,500 | 35.757 | \$825 | 1986 10 |
| Seneca | C | 2 | E Perri & F Garofalo & V Benincasa | DM Albert | 2-1-079 | \$45,000 | 34.830 | \$1,292 | 1986 09 |
| Seneca | 12 | 3 | P&M Stravato | I Kastelic | 2-1-11950 | \$42,900 | 9.963 | \$4,306 | 1985 11 |
| Seneca | 13 | 3 | ER Hewitt | S Valenti | 2-1-144 | \$18,000 | 21.339 | \$844 | 1980 10 |
| Seneca | 18A | 1 | E. Gietz | Indiana Farms Ltd. | 2-1-4 | \$53,000 | 30.918 | \$1,714 | 1982 09 |
| Seneca | 16 | 1 | F & S Wojnar | DJ Martinow | 2-2-002 | \$43,000 | 20.250 | \$2,123 | 1986 07 |
| Seneca | 16 | 1 | F & DS Wojnar | D J Martinow | 2-2-002 | \$43,000 | 20.250 | \$2,123 | 1986 07 |
| Seneca | 23 | 1 | A & E Tedesco | G & S Stroud | 2-2-023 | \$37,500 | 31.173 | \$1,203 | 1983 10 |
| Seneca | 1-3 & | P.217 | AR Gorgie | DK Armstrong & KM Lang | 2-2-064 | \$44,000 | 25.074 | \$1,755 | 1986 07 |
| Seneca | 20,21 | Riv.Rg | Royal Bank | IG & JJ Davies | 2-3-148 | \$36,500 | 23.247 | \$1,570 | 1985 10 |
| Seneca | 12 | 4 | HE Slack | H Sabourin | 2-4-013 | \$26,000 | 36.434 | \$714 | 1986 09 |
| Seneca | 19 | 4 | N Pallotta & G & M Vecchiarelli | JK Countertops Ltd. | 2-4-053 | \$40,000 | 4.050 | \$9,877 | 1986 11 |
| Seneca | 1 | Rge | E.H. Heikoop | DW Earle | 2-4-10710 | \$14,000 | 17.415 | \$804 | 1985 06 |
| Seneca | 1 | Range | J & J Rosenberg | MK & SM & MC Killman | 2-5-03750 | \$24,000 | 2.539 | \$9,451 | 1986 11 |
| Seneca | 12 | 1 | A Boyarski | G Berry | 2-5-049 | \$108,000 | 38.123 | \$2,833 | 1980 11 |
| Seneca | 7 | Range | HB & RE Patterson | Mountain Cable Ltd. | 2-5-05320 | \$15,000 | 15.779 | \$951 | 1987 06 |
| Seneca | 5 | Range | WR Webster | LJ Clappison | 2-5-069 | \$250,000 | 39.285 | \$6,364 | 1987 06 |
| Seneca | 7 | Range | A C Strathof | JD & AR Parle | 2-5-102 | \$140,000 | 36.697 | \$3,815 | 1985 09 |
| Seneca | 1 | Pl.86 | Three Brothers Properties | Henco Properties Ltd. | 2-5-159 | \$50,000 | 11.142 | \$4,488 | 1986 07 |
| Seneca | 30,31 | Front | MR Harlocker | LA & EM Hubber | 2-5-188 | \$90,000 | 13.855 | \$6,496 | 1983 06 |
| Seneca | 2 | - | T & MA DiFranco | F & L Farlas | 2-5-258 | \$65,000 | 4.086 | \$15,906 | 1985 11 |
| Seneca | | 0 | W.N.T.J K Young | Domtar Ltd. | 3-132 | \$57,930 | 77.736 | \$745 | 1980 02 |
| Seneca | | 0 | W.N.T.G & JH McBride | Domtar Inc. | 3-132 | \$43,770 | 77.736 | \$563 | 1980 01 |
| Seneca | 12 | 1 | GL Berry | B Misener | 5-049 | \$63,000 | 38.127 | \$1,652 | 1981 08 |
| Seneca | 12 | 1 | GL Berry | B Misener | 5-049 | \$45,000 | 38.127 | \$1,180 | 1981 08 |
| Sen. & Ind.1-3 | I | - | WE & ME Murdoch | JA Puttonham | 2-2-063-5 | \$33,550 | 1.879 | \$17,853 | 1985 10 |
| South Cayul | 19 | 3 | RA & GA Eno | WG Gifford | 1-043-10 | \$18,000 | 4.415 | \$4,077 | 1981 10 |
| South Cayul | 15 | 5 | LF Lederman | RM & LJ Swent | 1-100 | \$52,500 | 39.159 | \$1,341 | 1982 09 |

Appendix G
Employment Multiplier

APPENDIX G

Employment Multiplier

The employment multiplier is applied to estimated direct and indirect employment to calculate the number of induced jobs that would be created as a result of adding direct and indirect jobs to the local economy. The reasons for using the basic/non-basic approach were discussed in Appendix A, Technical Note on Economic Impact Analysis.

The approach used to establish the non-basic/basic ratio is to analyze each sector of the local employment profile to determine whether it provides basic or non-basic employment. Some sectors may contain a mix.

Methodology

The allocation of employment to basic or non-basic is predicated on the philosophy that business activity must be clearly of a basic characteristic or it is classified as non-basic. The operational criterion for classification as basic is, would the product of the activity evaluated continue to be produced and exported from the region if no local market were available? For example, agricultural production would not likely be affected if no local market existed -- it would simply be exported to Hamilton, Toronto or elsewhere. On the other hand, a dry-cleaning establishment would cease to exist in the region if there were no local market. The first instance represents basic employment, while the second represents non-basic employment.

The Region of Niagara has a significant number of people in each of the construction trades that would be used in the construction of the proposed

facility. There are many more residing outside the Region but within commuting distance of the site. In addition, the construction stage is expected to last only eighteen months. The increase in spending within the Region and West Lincoln as a result of construction employment is therefore expected to be negligible, so no multiplier is applied.

A portion of the new jobs available will ultimately create employment for people presently unemployed and living in the Region. These people presumably have "income" through unemployment insurance or welfare payments, so a new job would not have as great an effect on induced employment as would a job for a person who would then move into the area. The additional spending resulting from employment income rather than government support is small enough that a conservative estimate of impact is zero. No multiplier is therefore applied to jobs resulting in a decrease in unemployment.

The employment multiplier calculated here is therefore relevant only to the portion of direct and indirect jobs that will result in new residents moving into the Region. Ultimately however, an employment multiplier will be presented that will be a composite of the multiplier applicable to new residents and the multiplier (one) applicable to existing residents. The Phase 4A report ¹ has established that forty percent of new direct and indirect jobs will bring new

(1) Clayton Research Associates Limited, Site Selection Process Phase 4A: Selection of a Preferred Site(s) Economic Base Analysis, Appendix D, page 36, 1985.

residents to the region and sixty percent will reduce unemployment in the Region. The composite employment multiplier will therefore be forty percent of the multiplier calculated for new residents plus sixty percent of one.

Allocation

The latest information available on employment in the Region of Niagara by sector is the 1981 Census of Canada. The allocation of basic/non-basic employment is therefore carried out on the 1981 Census of Canada data shown on Exhibit G-1.

Agriculture
Forestry
Fishing
Mining

}These primary industries would all
}continue to operate if there were
}no local demand. They are there-
}fore basic industries.

Manufacturing

All manufacturing sectors are basic because they would continue to operate at the same level in the absence of local demand. There are some exceptions in the Region of Niagara, as follows,

Feed Industry - primarily serves the local farming community. The absence of local demand would eliminate this sector of the local economy. It is therefore non-basic.

Bakery Products - because of the need for freshness, only very large bakery operations can transport their products any distance. All small bakeries are non-basic, some large ones are basic, determined by a firm-by-firm analysis.

Printing and Publishing - this sector in the Niagara Region serves the local market almost exclusively. It is treated as entirely non-basic.

Allocation (Cont'd)

| | |
|---------------------------------------|--|
| | <u>Non-metallic Minerals</u> - production in this sector would be curtailed in the absence of a local market, but note eliminated. Employment in this sector is allocated fifty percent basic and fifty percent non-basic. |
| <u>Construction</u> | employment in this sector serves the local economy almost exclusively. It is classed as non-basic. |
| <u>Transportation & Utilities</u> | employment in this sector serves the local economy almost exclusively. It is classed as non-basic. |
| <u>Trade</u> | some trade at the retail level is conducted with the tourism industry, so a portion of employment could be basic. However, a separate allocation is made for the tourism industry later. |
| <u>Finance & Insurance</u> | employment in this sector serves the local economy almost exclusively. It is classed as non-basic. |
| <u>Services</u> | employment in this sector serves the local economy almost exclusively. It is classed as non-basic except that the tourism sector is almost wholly contained here. It is estimated separately and deducted from total employment in the non-basic sector. |
| <u>Public Administration</u> | employment in this sector serves the local economy almost exclusively. It is classed as non-basic. |
| <u>Tourism</u> | the Laventhol & Horwath study(2) estimated employment in the tourism sector at about 9,000. The figure is subtracted from the non-basic sector total. |

(2) Laventhol & Horwath, Tourism Impact Assessment of Eight Candidate Sites for Hazardous Waste Treatment, 1985

The employment multiplier for new residents is,

$(1 + \text{non-basic employment} / \text{basic employment})$ which is,

$(1 + 97,295 / 73,119)$ or 2.3.

The composite employment multiplier assuming that forty percent of the new jobs are filled by people that will move into the Region is calculated as follows.

| Source | Multiplier | Weight | Multiplier | Composite |
|--------|------------|--------|------------|-----------|
| | Immigrant | 2.3 | 40% | .93 |
| | Unemployed | 1.0 | 60% | .60 |
| | | | | <hr/> |
| | | | | 1.53 |
| | | | | <hr/> |

EXHIBIT G-1
Basic and Non-Basic Employment in Niagara Region, 1981

| | | <u>EMPLOYMENT</u> | | |
|---------------------------|--------------------|-------------------|--------------|--------------|
| | | <u>Non-Basic</u> | <u>Basic</u> | <u>Total</u> |
| AGRICULTURE:- | | | 6,385 | 6,385 |
| FORESTRY:- | | | 105 | 105 |
| FISHING:- | | | 40 | 40 |
| MINING:- | | | 425 | 425 |
| MANUFACTURING: | | | | |
| Food: | Meat Products | | 280 | 280 |
| | Fish Products | | 20 | 20 |
| | Fruit & Vegetables | | 630 | 630 |
| | Dairy Products | | 180 | 180 |
| | Flour & Cereals | | 515 | 515 |
| | Feed Industry | 80 | | 80 |
| | Bakery Products | 510 | | 510 |
| | Beverages | | 475 | 475 |
| | Miscellaneous | | 560 | 560 |
| Tobacco: | | | 15 | 15 |
| Rubber & Plastics: | | | 735 | 735 |
| Leather: | | | 720 | 720 |
| Textile: | | | 1,020 | 1,020 |
| Knitting: | | | 175 | 175 |
| Clothing: | | | 225 | 225 |
| Wood: | | | 520 | 520 |
| Furniture: | | | 435 | 435 |
| Paper & Products: | | | 3,300 | 3,300 |
| Printing & Publishing: | | 1,170 | | 1,170 |
| Primary Metals: | | | 7,310 | 7,310 |
| Metal Fabricating: | | | 5,125 | 5,125 |
| Machinery: | | | 3,010 | 3,010 |
| Transportation Equipment: | | | 13,790 | 13,790 |
| Electrical Products: | | | 1,185 | 1,185 |

EXHIBIT G-1
Basic and Non-Basic Employment in Niagara Region, 1981

| <u>EMPLOYMENT</u> | | | |
|------------------------------|------------------|---------------|----------------|
| | <u>Non-Basic</u> | <u>Basic</u> | <u>Total</u> |
| MANUFACTURING:- | | | |
| Non-metallic Minerals: | 1,255 | 1,255 | 2,510 |
| Petroleum Products: | | 155 | 155 |
| Chemicals: | | 1,680 | 1,680 |
| Miscellaneous: | | 1,025 | 1,025 |
| CONSTRUCTION:- | 8,660 | | 8,660 |
| TRANSPORTATION & UTILITIES:- | 9,485 | | 9,485 |
| TRADE:- Wholesale: | 5,410 | | 5,410 |
| Retail: | 19,760 | | 19,760 |
| FINANCE & INSURANCE:- | 6,420 | | 6,420 |
| SERVICE Education: | 9,540 | | 9,540 |
| Health & Welfare: | 10,650 | | 10,650 |
| Religions: | 775 | | 775 |
| Amusement & Recreation: | 2,955 | | 2,955 |
| Business Management: | 5,120 | | 5,120 |
| Personal Service: | 2,540 | | 2,540 |
| Accommodation & Food: | 12,515 | | 12,515 |
| Miscellaneous: | 2,905 | | 2,905 |
| PUBLIC ADMINISTRATION:- | 6,545 | | 6,545 |
| TOURISM:- | (9,000) | 9,000 | |
| | <u>97,295</u> | <u>60,295</u> | <u>157,590</u> |
| Net Out-Migration | | <u>12,824</u> | <u>12,824</u> |
| | <u>97,295</u> | <u>73,119</u> | <u>170,414</u> |

Appendix H

Sensitivity Analysis

APPENDIX H

The sensitivity analysis tested the following variables to determine their sensitivity to variations in the value used in the model.

- * Capacity. The base scenario uses an operating capacity of 150,000 tonnes per annum. An operating level of 300,000 tonnes per annum was tested to determine the effect on total employment, including direct, indirect and induced.
- * Employment Multiplier. Values of 1.0 (no multiplier), and 2.0 were tested to determine the range of total employment around the base scenario value of 1.5.
- * Ratio of Workers from Outside Region. The base scenario assumes that 40% of all new jobs will be filled by people coming in from outside the Region of Niagara. Values of 20% and 60% were run to estimate the degree of sensitivity on housing demand.
- * Ratio of In-migrants to Purchase Homes. Values of 40% and 80% were substituted in the model in place of the 60% used in the base scenario. The demand for housing was used to estimate the sensitivity.

CAPACITY

The OWMC facility is planned to operate at a capacity of 150,000 tonnes per annum, with the plant easily expandable to 300,000 tonnes per annum. Table H-1 shows that total employment would jump to 395 in Niagara Region over the 290 that is forecast in the base scenario. This is a major difference in absolute numbers, but is very small when compared to the labour force of 183,000 (1985).

The results are slightly more important in the Township of West Lincoln. A 300,000 tonnes per annum capacity would add 42 more jobs to the West Lincoln economy (Table H-1), which when compared to the 1985 labour force of 4,452 becomes a one percent impact on the labour force of the Township.

EMPLOYMENT MULTIPLIER

Varying the employment multiplier from 1.0 to 2.0 caused employment increases in the Region to range from 193 to 386 jobs, while jobs in West Lincoln range from 756,150 (Table H-3). These numbers are significant in absolute terms relative to total employment levels.

MIGRATION

The base scenario estimates that 40% of all new jobs will be filled by someone moving in from outside the Niagara Region. Values of 20% and 60% were tested

in the model. The base scenario predicts a demand for housing of 69 units. These alternate values cause this estimate to range from 35 to 104. (Tables H-2 and H-3).

In West Lincoln Township, the range for the 20% variation is 14 to 41, around the base scenario value of 27 (Tables H-2 and H-3). A major out-migration of property owners from the proposed site vicinity could erase the expected demand for housing contemplated here, that is, a departure of between 14 and 41 owners. Any departures in excess of this number would cause an increase in in-migration, because owners could not afford to move without first selling their property.

HOMEBUYERS

The base scenario assumes that 60% of the newcomers to the Region of Niagara will buy a home. If this ratio varies from 40% to 80%, the demand for housing will range from 46 to 93. The base scenario predicts a demand of 69 (Tables H-2 and H-3). When the size of the Region's housing stock is considered, the total impact is positive but minor whether the low or high range were to occur.

The sensitivity of this factor to the Township of West Lincoln can be seen in Table H-2, where the range of housing demand is 18 to 36, around the base scenario forecast of 27. Combining the two ratios (migration and home buyers),

results in an overall possible range of 9 to 54 (Table H-3). When the size of West Lincoln's housing stock is considered, the total impact is positive but minor within the range.

A summary of all of these impact ranges is presented in Table H-3.

APPENDIX H

TABLE H-1

OWMC FACILITY OPERATING EMPLOYMENT LEVELS.

| | <u>NIAGARA REGION</u> | | <u>WEST LINCOLN</u> | |
|-------------------------------|------------------------|------------------------|------------------------|------------------------|
| | <u>150,000 T/A</u> | <u>300,000 T/A</u> | <u>150,000 T/A</u> | <u>300,000 T/A</u> |
| MANAGERIAL | 22 | 26 | | |
| TECHNICAL | 57 | 85 | | |
| CLERICAL | 8 | 12 | | |
| SALES (Multiplier Formula) | 96 | 131 | 37 | 51 |
| SERVICE | 7 | 7 | 1 | 1 |
| FARMING ¹ | -4 | -4 | -4 | -4 |
| PROCESSING | 67 | 101 | | |
| TRANSPORTATION | 35 | 35 | 14 | 14 |
| OTHER (40% Of Region) | | | 63 | 91 |
| TOTAL | <u>288</u> | <u>393</u> | <u>111</u> | <u>153</u> |

SOURCE: Table C.3, Monenco Ltd., Site Selection Process Phase 4a:
Selection of a Preferred Site(s) - Engineering. May, 1986.

¹ These Figures reflect the elimination of five farm jobs now supported by operations on the site.

APPENDIX H

TABLE H-2

OWMC FACILITY HOUSING DEMAND GENERATION

NIAGARA REGION

| RATIO OF WORKERS FROM OUTSIDE REGION | HOUSING DEMAND @ 80% BUILD | HOUSING DEMAND @ 60% BUILD | HOUSING DEMAND @ 40% BUILD | 2001 LABOUR FORCE WITH OWMC | 2001 UNEMPLOYD |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---|-------------------|
| 20% OUTSIDE | 46 | 35 | 23 | 196,558 | 10,109 |
| 40% OUTSIDE | 93 | 69 | 46 | 196,616 | 10,167 |
| 60% OUTSIDE | 139 | 104 | 69 | 196,674 | 10,225 |

WEST LINCOLN

| | HOUSING DEMAND @ 80% BUILD | HOUSING DEMAND @ 60% BUILD | HOUSING DEMAND @ 40% BUILD | 2001 LABOUR FORCE WITH OWMC | 2001 UNEMPLOYD WITH OWMC |
|-------------|-------------------------------------|-------------------------------------|-------------------------------------|---|-----------------------------------|
| 20% OUTSIDE | 18 | 14 | 9 | 4,653 | 211 |
| 40% OUTSIDE | 36 | 27 | 18 | 4,675 | 234 |
| 60% OUTSIDE | 54 | 41 | 27 | 4,698 | 256 |

TABLE H-3

SUMMARY OF SENSITIVITY ANALYSIS

| | <u>NIAGARA REGION</u> | <u>WEST LINCOLN</u> |
|------------------------------|-------------------------|---------------------|
| <u>EMPLOYMENT MULTIPLIER</u> | <u>TOTAL EMPLOYMENT</u> | |
| 1.0 TIMES | 193 | 75 |
| 1.5 TIMES | 290 | 113 |
| 2.0 TIMES | 386 | 150 |
| <u>HOUSING DEMAND</u> | <u>HOUSING UNITS</u> | |
| BASE SCENARIO | 69 | 27 |
| TOTAL RANGE | 23-139 | 9-54 |
| % BUY RANGE | 46-93 | 18-36 |
| % OUTSIDE REGION RANGE | 35-104 | 14-41 |
| <u>OPERATING CAPACITY</u> | <u>TOTAL EMPLOYMENT</u> | |
| 150,000 TONNES/ANNUM | 290 | 113 |
| 300,000 TONNES/ANNUM | 395 | 155 |

Appendix I
Comparative Housing Price Trends

APPENDIX I

Comparative Housing Price Trends

The Royal LePage Survey of Canadian House Prices was analyzed for the period from Fall 1980 to Spring 1986. Beginning in Spring 1983, prices were measured twice a year instead of annually as in previous year's, to compare housing price trends in the Niagara Region to those of other comparable Ontario communities. From those communities for which information was available, the Cities of Hamilton, Kitchener, London and Windsor were selected. Information in the Niagara Region was for Niagara Falls and St. Catharines. Two housing types were selected as representative, Detached Bungalow and Executive Detached Two Storey.

Table 1 shows prices for Detached Bungalows in each of the cities for Fall 1980 to Spring 1986. Prices in Niagara Falls and St. Catharines are very similar in absolute terms, but they fluctuate at slightly different rates. In the Fall 1980, detached bungalows sold in the Niagara Region (Niagara Falls and St. Catharines) in the low-to-mid \$50,000 range. This increased to the \$72,000 level by Fall 1985, an average annual increase of over 6 percent. The other cities started around the \$60,000 mark (\$59,500 to \$66,500) and finished at \$80,000 (\$71,000 to \$85,000) in Fall, 1985, an annual average increase of about 5 percent. There was a large variation from one city to another with Windsor experiencing increases of 2 percent while Kitchener grew at 7-1/2 percent. For detached bungalows, the Niagara Region prices grew faster than any of the other cities except Kitchener.

With respect to executive detached two storey houses (Table 2), prices in the Niagara Region increased from \$80,000 in Fall 1980 (Niagara Falls at \$82,000 and St. Catharines at \$78,500) to over \$125,000 in Fall 1985 (Niagara Falls at \$125,000 and St. Catharines at \$138,000), an increase of about 10 percent (Niagara Falls = 9%), St. Catharines = 10.5%). None of the other cities reached this rate of growth, with Kitchener the closest at 9 percent. By Spring 1985, all cities are around the \$135,000 mark except London at \$122,000 and Hamilton at \$129,000. The period basically saw the Niagara Region "catch-up" to the rest, while London and Hamilton fell behind while Windsor lagged to average from high.

Overall, housing prices in the six cities slumped in the early 1980's and recovered significantly in the mid-1980's. This is the same overall trend experienced in West Lincoln Township and Norwich Township over the same period with some differences in timing.

TABLE 1
ROYAL LEPAGE SURVEY OF
CANADIAN HOUSE PRICES

DETACHED BUNGALOW PRICES

| | FALL 1980 | FALL 1981 | FALL 1982 | SPRING 1983 | FALL 1983 | SPRING 1984 | FALL 1984 | SPRING 1985 | FALL 1985 | SPRING 1986 |
|---------------------|--------------|--------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| Niagara Falls | \$51,000 | \$55,000 | \$54,000 | \$54,000 | \$58,000 | \$61,500 | \$64,000 | \$66,000 | \$72,000 | \$79,000 |
| St. Catharines | 55,500 | 58,500 | 57,000 | 55,000 | 58,500 | 60,000 | 61,500 | 66,500 | 72,500 | 82,000 |
| Hamilton (Mountain) | 59,500 | 62,000 | 63,000 | 62,500 | 64,000 | 68,000 | 70,000 | 72,500 | 76,000 | 82,000 |
| Kitchener | 59,600 | 66,000 | 65,275 | 68,000 | 74,000 | 71,600 | 75,000 | 77,000 | 85,000 | 98,500 |
| London | 62,250 | 70,300 | 66,500 | 67,000 | 70,500 | 72,500 | 73,500 | 75,000 | 78,500 | 83,500 |
| Windsor | 66,500 | 66,800 | 53,375 | 52,000 | 55,250 | 55,625 | 61,000 | 61,000 | 71,000 | 75,000 |

DETACHED BUNGALOW ANNUAL PERCENTAGE CHANGES
PLUS
5 YEAR AVERAGE ANNUAL CHANGE

| | FALL 1981 | FALL 1982 | FALL 1983 | FALL 1984 | FALL 1985 | 5 YR. AVERAGE ANNUAL CHANGE |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------------------------|
| Niagara Falls | 7.8 | -1.8 | 7.4 | 10.3 | 12.5 | 7.3 |
| St. Catharines | 5.4 | -2.6 | 2.6 | 5.1 | 17.9 | 5.7 |
| Hamilton (Mountain) | 4.2 | 1.6 | 1.6 | 9.4 | 8.6 | 5.1 |
| Kitchener | 10.7 | -1.1 | 13.4 | 1.4 | 13.3 | 7.5 |
| London | 12.9 | -5.4 | 6 | 4.3 | 6.8 | 4.9 |
| Windsor | 0.5 | -20.1 | 3.5 | 10.4 | 16.4 | 2.1 |

TABLE 2
ROYAL LEPAGE SURVEY OF
CANADIAN HOUSE PRICES

EXCLUSIVE DETACHED TWO STOREY PRICES

| | FALL 1980 | FALL 1981 | FALL 1982 | SPRING 1983 | FALL 1983 | SPRING 1984 | FALL 1984 | SPRING 1985 | FALL 1985 | SPRING 1986 |
|---------------------|--------------|--------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|
| Niagara Falls | \$82,000 | \$98,000 | \$97,000 | \$95,000 | \$108,000 | \$112,000 | \$117,000 | \$119,000 | \$125,000 | \$135,000 |
| St. Catharines | 78,500 | 86,000 | 86,000 | 84,000 | 88,000 | 95,000 | 105,000 | 113,000 | 127,500 | 138,000 |
| Hamilton (Mountain) | 87,500 | 93,000 | 99,500 | 102,000 | 104,500 | 108,000 | 112,000 | 114,000 | 115,000 | 129,000 |
| Kitchener | 79,000 | 81,500 | 85,000 | 89,000 | 97,000 | 95,300 | 99,000 | 109,000 | 120,000 | 134,000 |
| London | 91,200 | 95,400 | 88,500 | 92,200 | 97,000 | 102,000 | 104,000 | 108,000 | 112,000 | 122,000 |
| Windsor | 106,000 | 106,500 | 88,000 | 88,250 | 94,600 | 97,000 | 105,000 | 105,000 | 120,000 | 135,000 |

EXECUTIVE DETACHED TWO STOREY ANNUAL PERCENTAGE CHANGES
PLUS
5 YEAR AVERAGE ANNUAL CHANGE

| | FALL 1981 | FALL 1982 | FALL 1983 | FALL 1984 | FALL 1985 | 5 YR. AVERAGE ANNUAL CHANGE |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------------------------|
| Niagara Falls | 19.5 | -1.0 | 11.3 | 8.3 | 6.8 | 9.0 |
| St. Catharines | 9.6 | 0.0 | 2.3 | 19.3 | 21.4 | 10.5 |
| Hamilton (Mountain) | 6.3 | 7.0 | 5.0 | 7.2 | 2.7 | 5.6 |
| Kitchener | 3.2 | 4.3 | 14.1 | 2.1 | 21.2 | 9.0 |
| London | 4.6 | -7.2 | 9.6 | 7.2 | 7.7 | 4.4 |
| Windsor | 0.5 | -17.4 | 7.5 | 11.0 | 14.3 | 3.2 |

Appendix J

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APPENDIX J

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Appendix K
Businesses In West Lincoln

TABLE 1
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

AGRICULTURE / PRIMARY

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|---------------------------------|-----------------------------|--------------|----------|
| 3 | Lilley Bee Apiaries | 3 Vine | Vineland | 121 |
| 4 | Flikkema Aviaries | Boyle Rd., n of Reg.Rd.63 | West Lincoln | 121 |
| 5 | Beejay Stables Reg'd. | R.R. 1, Beamsville | Lincoln | 122 |
| 6 | Hayes John, Stable Ltd. | R.R. 1, Beamsville | Lincoln | 122 |
| 7 | Bo-Teek Stables | | Vineland | 122 |
| 8 | Ecker Reg'd Stables | RR1, Smithville | West Lincoln | 122 |
| 0 | Hobby Horse Farm & Arena, The | Hwy. 20 and Rosedene Road | West Lincoln | 122 |
| 12 | J H W Wholesale Florist | RR1, Vineland Stn. | Lincoln | 162 |
| 13 | Lakeshore Produce Ltd. | 15 St. | Vineland | 162 |
| 14 | West Lincoln Nursery | Port Davieson Road | Vaughan | 162 |
| 15 | Can-Gro Greenhouses Niagara | Vineland Station | Vineland | 162 |
| 16 | Ravensbergen & Sons Greenhouses | RR1, Smithville | West Lincoln | 162 |
| 18 | Growers Greenhouse Supplies | Vineland Station | Lincoln | 163 |
| 19 | Ontario Wholesale Flowers | 17th St. | Vineland | 163 |
| 20 | Orchard View Greenhouses | 2nd Ave., Vineland | Lincoln | 163 |
| 21 | Westland Greenhouse (Niag.)Ltd | 15th St. | Vineland | 163 |
| 22 | Vineland Nurseries | Victoria Ave. | Vineland | 163 |
| 24 | Thuro Barn Cleaning | 1st Ave., Vineland Stn. | Lincoln | 210 |
| 25 | Douma Farm Supply(Alice Douma) | Route #3 | Wellandport | 210 |
| 26 | Niagara Pet Hospital-Dr.Wilson | Regional Road 12, ws | Grimsby | 211 |
| 27 | Lincoln Animal Clinic | Canboro Road | Smithville | 211 |
| 29 | Merritt Gove G., Chick Hatchery | 289 Station St. | Smithville | 213 |
| 30 | Alex Poultry Service | RR1 St. Ann's | West Lincoln | 213 |
| 31 | Lovell-Lee Dog Boutique | 7th Ave, N of Hwy 20 | Lincoln | 219 |
| 32 | Tyradane Kennels Reg'd. | 8th Ave. | Vineland | 219 |
| 33 | Agri-Phone | Vineland Station | Lincoln | 229 |
| 34 | Harvey and Carol Pot | Hwy.20, East of Reg.Rd.27 | West Lincoln | 231 |
| 35 | Ross Allen | Vaughan Rd., W. Heaslip Rd. | West Lincoln | 231 |
| 36 | Smithville Quail & Game Farm | Hwy.20 & Twenty Mile Rd. | St. Ann's | 339 |
| 37 | West Lincoln Florist | Village Square Mall | Smithville | 612 |
| 38 | Ace Sandblast | RR1, Grassie | West Lincoln | 821 |
| 39 | W & W Field | Springcreek Rd. N.S. | Vineland | 911 |

TABLE 2
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

INDUSTRIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|----------------------------------|-------------------------------|--------------|----------|
| 1 | Comfort & Tylee Ltd. | R.R.569, Sixteen Rd, Silverda | St. Ann's | 1011 |
| 2 | Good's Butcher Shop Ltd. | Culp Rd. (off Reg. Rd 24) | Vineland | 1011 |
| 3 | Abingdon Meat Packers | Caistor Centre | West Lincoln | 1011 |
| 4 | Kingma Meat Products | Reg.Rd.27,n of Elcho Rd. | West Lincoln | 1011 |
| 5 | Biggars Frosted Food | Victoria, Vineland Stn. | Lincoln | 1031 |
| 6 | Vineland Grower's Co-op Ltd. | Lake St Box70 Vinelnd Stn | Lincoln | 1053 |
| 7 | Cavers Hay & Straw | Hwy.20 | Smithville | 1053 |
| 8 | Niagara Grain & Feed Supply Ltd | 157 Griffin Street | Smithville | 1053 |
| 9 | Smithers Flour & Feed | Highway 20 & Station St. | Smithville | 1053 |
| 10 | Lincoln Feed & Farm -SilvFeedMil | RR4, Sixteen Rd.e, Hwy.20 | St. Ann's | 1053 |
| 12 | Vineland Feed & Supplies Ltd. | 17 Main St. Box 660 | Vineland | 1053 |
| 13 | Caistorville Feed & Fuel | Caistorville | West Lincoln | 1053 |
| 14 | Fulton Feeds Limited | Hwy 20, 18th Rd. | Smithville | 1053 |
| 15 | Quality Bakery & Tea Room Ltd. | 123 Griffin St. | Smithville | 1072 |
| 16 | M & M Grape & Apple Pressing | Hwy.8 | Lincoln | 1141 |
| 17 | Vineland Estates Wines Limited | Moyer Rd.RR# 1,Vineland | Lincoln | 1141 |
| 18 | Jordan Plastics Ltd | Victoria N. | Vineland | 1621 |
| 19 | Stanpac | Spring Crk.& Thompson Rd. | Smithville | 1699 |
| 20 | Smith Harold W.M. Holdings Ltd | RR1 Victoria Ave Vineland | Vineland | 2037 |
| 21 | Natural Wood Creations | 23rd St. | Vineland | 2500 |
| 22 | Giant Timber Industries Ltd. | S of Grimsby Rd. 21 | Smithville | 2512 |
| 23 | Ray's Lumber Co. | Hwy.20, Bismarck | West Lincoln | 2512 |
| 24 | Peninsula Woodworking | Reg.Rd.16,s of Sixteen Rd. | West Lincoln | 2542 |
| 25 | Galaxy of West Lincoln -pallet | 124 Erie St. | Smithville | 2561 |
| 26 | Clark Pallet Industries | 20 Rd. W. | St. Ann's | 2561 |
| 27 | Framecraft Limited | First St., Louth | Lincoln | 2599 |
| 28 | Heritage Canadian | Reg Rds 73&8 RR#1 Grassie | West Lincoln | 2611 |
| 29 | Oak Ridge Woodworking | Reg.Rd.24, s Hwy.20 | West Lincoln | 2611 |
| 30 | Carruthers Printing | 110 St.Catharines St. | Smithville | 2819 |
| 31 | Set All Typesetting | RR3 Wellandport | West Lincoln | 2821 |
| 32 | West Lincoln Review | 128 Griffin N | Smithville | 2841 |
| 33 | Cappco Tubular Products | Industrial Park Road | Smithville | 2921 |
| 34 | Niagara Infrared Heating | 118 Griffin St. | Smithville | 3011 |
| 35 | R J Sheet Metal | Bennett Rd, RR#3 Smithv. | West Lincoln | 3049 |
| 36 | House By The School, Woodstoves | 98 Victoria N | Vineland | 3071 |
| 37 | B & J Machining | Spring Crk.& Thompson Rd. | Smithville | 3081 |
| 38 | T J M S Gear & Sprocket | Spring Crk.& Thompson Rd. | Smithville | 3081 |
| 39 | Robertson's Enterprises | Hwy 20 W Boyle Rd. | West Lincoln | 3099 |
| 40 | Erie Salvage Inc | Victoria N | Vineland | 3199 |
| 41 | Ray's Satellite Systems | Townline Rd., & Reg.Rd.65 | Winslow | 3352 |
| 42 | Newstar Control Systems | 17 Maple | Vineland | 3359 |
| 43 | Rempel Vic Electric | RR1 Beamsville | Lincoln | 3381 |
| 44 | Smith Cyril B Electric Ltd. | Hwy.8 | Vineland | 3381 |
| 45 | McLaren A., Electric | RR1, Caistor Centre | West Lincoln | 3381 |

TABLE 2
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

INDUSTRIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|--------------------------------|---------------------------|--------------|----------|
| 46 | Peninsula Electric | RR3 Wellandport | West Lincoln | 3381 |
| 47 | Johnny-On-The-Spot | Victoria N | Vineland | 3512 |
| 48 | Regional Ready Mixed Concrete | Industrial Park Road | Smithville | 3551 |
| 49 | Ontario Glass | Victoria Ave. E.S. | Vineland | 3561 |
| 50 | B M I Refractories Inc. | Industrial Park Road | Smithville | 3591 |
| 51 | General Refract. Co.of Cda.Ltd | Industrial Park Road | Smithville | 3591 |
| 52 | Vineland Quarries&Crushd Stone | Victoria Ave. South | Lincoln | 3599 |
| 54 | C I L Agromart | Station Street | Smithville | 3721 |
| 55 | Smithville Grain | Thompson Road | Smithville | 3721 |
| 56 | Skyway Fertilizers Ltd. | Skyway Road | Smithville | 3729 |
| 57 | Wenward Tennis Surfaces Shop | | Vineland | 3931 |
| 58 | Brouwer Henk Constrn Ltd | Victoria E. | Vineland | 4010 |
| 59 | C J K Goodmen Inc. | 12 Victoria N. | Vineland | 4010 |
| 60 | Beavercreek Construction | Clover Rd.,s.of Elcho Rd. | Wellandport | 4010 |
| 61 | G S Home Improvements Ltd | Hwy 8 | Vineland | 4013 |
| 62 | R V Greenhouse Mfg. Ltd. | Vineland Stn. | Lincoln | 4021 |
| 63 | Merritt, D., Well Drilling | RR1, Smithville | West Lincoln | 4212 |
| 64 | Hill Alf & Son Plumbing | RR1, St. Catharines | Vineland | 4213 |
| 65 | Lyddiat Stan Excavating | RR1 Wellandport | West Lincoln | 4213 |
| 66 | Raymond's Excavating | Wellandport Road | Wellandport | 4213 |
| 67 | Reaman Bruce Septic Tank Serv. | Winley Rd,e.of Sheddon Rd | West Lincoln | 4213 |
| 68 | Reimer W H & Sons Excavating | Victoria Ave. | Vineland | 4214 |
| 69 | Adri's Trenching & Excavating | Hwy.20,R.R.12,Smithville | West Lincoln | 4214 |
| 70 | Greenscapes (Landscape Arch.) | Highway 20 | Smithville | 4219 |
| 71 | Green Mountain Landscaping | Regional Rd 65 | West Lincoln | 4219 |
| 72 | Epp Gerhard Contractors Ltd. | 20 Marlin Court | Vineland | 4224 |
| 73 | Busy B Ready-Mix Ltd. | Industrial Park Rd. | Smithville | 4224 |
| 74 | Grimsby Paving & Concrete | RR1, Grassie | West Lincoln | 4224 |
| 75 | Kiers Concrete Floors | RR1, Wellandport | West Lincoln | 4224 |
| 76 | Smithville Waterworks | 344 Canboro | Smithville | 4227 |
| 77 | Oosterom, H., Masonry Contr. | RR1, Smithville | West Lincoln | 4231 |
| 78 | Turkstra Windows | Station | Smithville | 4233 |
| 79 | Van Stralen & Sons Roofing | RR2 St. Ann's | West Lincoln | 4235 |
| 80 | Home Plumbing | RR1 Jordan | Lincoln | 4241 |
| 81 | B & B Water Haulage | 24-149 St.Catharine | Smithville | 4241 |
| 82 | Good Morning Installations | RR1, Smithville | West Lincoln | 4241 |
| 83 | Champion Gas Bar | 37 Main E. | Vineland | 4242 |
| 84 | Arctic Refrigeration | 47 Victoria N | Vineland | 4243 |
| 85 | West Lincoln Sheet Metal | 20 Rd. W. | Smithville | 4244 |
| 86 | West Lincoln Electric | 214 Mud | Grimsby | 4261 |
| 87 | Culp, Murray A. (Electr Contr) | 205 Brock | Smithville | 4261 |
| 88 | Donaga Electronics Ltd. | 278 St. Catharine | Smithville | 4261 |
| 89 | West Lincoln Hydro-Elect.Comm. | 318 Canboro | Smithville | 4261 |
| 90 | Gary Garage Door Installation | RR2, Caistor Centre | West Lincoln | 4274 |

TABLE 2
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

INDUSTRIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|-----------------------------------|----------------------------|--------------|----------|
| 91 | Van Beek Painting & Decorating | 1 Ave, Vineland | Lincoln | 4275 |
| 92 | Classic Pool Services | Hwy.8 | Vineland | 4293 |
| 93 | Davison Pools | Vaughan Rd.,w.of Boyle Rd | West Lincoln | 4293 |
| 94 | Jayway Enterprises (welding) | Sixteen Rd.,e Rlwy.Tracks | St. Ann's | 4299 |
| 95 | K Builders | 44 2nd St. South | Vineland | 4411 |
| 96 | Daw, Lyle Construction | Shurie | Smithville | 4411 |
| 97 | Netchay Construction Ltd. | 10 Killins | Smithville | 4411 |
| 98 | Bernhard Epp Construction | Victoria Ave. (E) | Vineland | 4411 |
| 99 | Hoekstra Construction | Canboro Road | Wellandport | 4411 |
| 100 | Alden Contracting Ltd. | RR1, Smithville | West Lincoln | 4411 |
| 101 | D G Baker (General Contractor) | 20 Mi.Rd,e.#18,St.Ann's | West Lincoln | 4411 |
| 102 | Griffin, R. Construction | RR3 Caistor Centre | West Lincoln | 4411 |
| 103 | V O S Builders | Port Davidson Rd. & 16 Rd. | West Lincoln | 4411 |
| 104 | Van Egmond Les Constr. Ltd. | RR2, St. Ann's | West Lincoln | 4411 |
| 106 | Toronto Hamlt'n.& Buff.Rlwy Depot | 288 Station | Smithville | 4531 |
| 107 | MacPherson (Tom) Haulage | RR1 St. Ann's | West Lincoln | 4561 |
| 108 | Sidrick S., Trucking | 1st Ave N.S. | Lincoln | 4561 |
| 109 | Wilfred Smith, -water delivery | Victoria Ave. ES | Vineland | 4561 |
| 110 | Cosky, Roy Haulage | RR3, Smithville | West Lincoln | 4561 |
| 111 | Cross Country Distributors | Culp | Vineland | 4561 |
| 112 | McCollum Roy Transport Ltd. | Hwy.20 at Bismarck | West Lincoln | 4561 |
| 114 | Sheldrick, J.W. Transport Ltd. | 271 West | Smithville | 4564 |
| 115 | Babcock, B.R. Ltd. - Garage | RR1, St. Ann's | West Lincoln | 4573 |
| 116 | City Dispatch | 20 Elizabeth | Vineland | 4581 |
| 117 | Julius Packers | RR1, St. Ann's | West Lincoln | 4599 |
| 118 | Interprovincial Pipe Line Co. | RR2, Caistor Centre | West Lincoln | 4611 |
| 119 | Smithville Post Office | Highway 20 & Station St. | Smithville | 4841 |
| 120 | Canada Post Corporation | 105 Griffin N | Smithville | 4841 |
| 121 | Canada Post Corporation | Victoria N | Vineland | 4841 |
| 122 | Canada Post Corporation | 18 Main | Vineland | 4841 |
| 123 | Wellandport Post Office | Canboro Road | Wellandport | 4841 |
| 124 | F Cook Welding Shop | 3rd Avenue N. | Vineland | 4942 |
| 125 | Grassie Post Office | RR# 1 Grassie | West Lincoln | 4842 |

TABLE 3
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

COMMERCIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|---------------------------------|----------------------------|--------------|----------|
| 1 | Hysert Bros. Ltd. | Grassie | West Lincoln | 5000 |
| 2 | Jopeg Limited | RR1, Grassie | West Lincoln | 5000 |
| 3 | Frames Unlimited | RR2 St Anns | Wellandport | 5011 |
| 4 | Bluebird Camping Trailers Ltd. | RR1, Smithville | West Lincoln | 5011 |
| 5 | Lincoln Meat Market | Reg.Rd.63 & e.of Boyle Rd | West Lincoln | 5011 |
| 6 | Peninsula Grain Elev.& Poultry | Rg.Rd.63,ne Wellandport | West Lincoln | 5012 |
| 7 | Robins Feed & Fuel Ltd. | Rg.Rd.20,s.Wiley Rd. | West Lincoln | 5012 |
| 8 | Sun Country Farm Market | Hwy20,ss,R.R.12,Smithville | West Lincoln | 5012 |
| 9 | Howden Petroleum | Hwy.8 (N), Vineland | Lincoln | 5111 |
| 10 | Esso Sales Agency | Highway 20 | Smithville | 5111 |
| 11 | Superior Propane Ltd. | Rg.Rd.12s,2km es,Smithvill | West Lincoln | 5111 |
| 12 | Culverhouse Foods Incorporated | Vineland Station | Lincoln | 5219 |
| 13 | Pasta di Casa | Victoria Ave. | Vineland | 5219 |
| 14 | Container Service Ltd. | Wellandport Road | Wellandport | 5439 |
| 15 | Vineland Regent Gas Bar | 11 Main | Vineland | 5512 |
| 16 | Peninsula Auto Repairs | Canboro Rd. | Wellandport | 6351 |
| 17 | Sicard Holiday Camper Trailer | Hwy.20 | Smithville | 5519 |
| 18 | Galaxy Railroad Ties | Townline Rd.& Joelin Rd. | Winslow | 5611 |
| 19 | Louwes Ltd. (Aluminum Supply) | Hwy.8, Vineland | Lincoln | 5613 |
| 20 | Frieson Wood Heat Services | RR1 Jordan | Lincoln | 5622 |
| 21 | Turkstra Lumber Co Ltd | Box 100, Station St. | Smithville | 5631 |
| 22 | Yaromich Major (lumber) | Hwy.20, n.of Conc.Rd.#4 | West Lincoln | 5639 |
| 23 | West Lincoln Barnboard Supply | 214 Mud | Grimsby | 5711 |
| 24 | Philbrick Farm Equipment | 51 Main (Hwy.8) | Vineland | 5711 |
| 25 | Redtrac International Ltd. | Regional Rd. 24 | Vineland | 5711 |
| 27 | Wellandport Farm Supp.& Home Hd | Canboro Rd. | Wellandport | 5711 |
| 28 | Green Line Equipment (J.Deere) | ns Hwy.20 & Reg.Rd.12 | West Lincoln | 5711 |
| 29 | Peninsula Farm Supply Ltd. | Regional Rd 27 & Elcho Rd | West Lincoln | 5711 |
| 30 | Pioneer Products | Reg.Rd.63, E.of Heaslip | West Lincoln | 5711 |
| 31 | Hiscott,James &Son(farm mach re | 212 Canboro | Smithville | 5721 |
| 32 | Williams Robt Plumbing & Heatg | Hwy.8 | Vineland | 5731 |
| 33 | Goulds Water Systems | n/a | Wellandport | 5731 |
| 34 | Gary's Electric Motorshop | 90 Victoria N. | Vineland | 5742 |
| 35 | Gryphon Microlight Aviation In | 39 Victoria S | Vineland | 5799 |
| 36 | Meisel Auto Scrap | Conc.#4 & Book Road | West Lincoln | 5911 |
| 37 | Plazek Auto Recyclers Ltd. | RR2,Caistor Centre | West Lincoln | 5911 |
| 38 | Meyer Auto Wrecker | Hwy.20 & Twenty Mile Rd. | St. Ann's | 5951 |
| 39 | Niagara Farmers Monthly | 110 St. Catharine St. | Smithville | 5991 |
| 40 | Boots & Saddle Tack Shop | Grassie | West Lincoln | 5999 |
| 41 | Avondale Stores Ltd. | 112 Brock Street | Smithville | 6011 |
| 42 | Avondale Variety Store | Highway 20 | Smithville | 6011 |
| 43 | Foodland | Village Square Mall | Smithville | 6011 |
| 44 | Vince's Food Market | Village Square Mall | Smithville | 6011 |
| 45 | Avondale Store | 7 Victoria Avenue | Vineland | 6011 |

TABLE 3
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

COMMERCIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|---------------------------------|----------------------------|--------------|----------|
| 46 | Peacock's Groceteria | Victoria Ave. | Vineland | 6011 |
| 47 | Walter Claus Supersave Grocery | Victoria Ave. | Vineland | 6011 |
| 48 | Wellandport Food Mkt.& Esso Stn | Reg.Rd.27 | Wellandport | 6011 |
| 49 | Boulter's Meats | Highway 20 & Station St. | Smithville | 6012 |
| 50 | Pop World | College Street | Smithville | 6012 |
| 51 | Springcreek Meat Products Inc. | Spring Creek | Vineland | 6012 |
| 52 | Ted's Meat Market | Springcreek Rd. N.S. | Vineland | 6012 |
| 53 | Gourmet Foods | RR3 | Wellandport | 6012 |
| 54 | Vik's Country Meats | RR1, Grassie | West Lincoln | 6012 |
| 55 | Liquor Control Bd. of Ontario | Industrial Park Road | Smithville | 6021 |
| 59 | Nicol's Pharmacy | 107 Griffin | Smithville | 6031 |
| 60 | Smithville Drug Mart -Guardian | Village Square Mall | Smithville | 6031 |
| 61 | Smithville I.G.A. | 148 Griffin St.N. | Smithville | 6031 |
| 62 | Hopkins Pharmacy Ltd. | 5 Main | Vineland | 6031 |
| 63 | Vineland Pharmacy | South Service | Vineland | 6031 |
| 64 | Gentle's C & M | 26 Killins | Smithville | 6121 |
| 65 | Babydoll Boutique | Highway 20 & Station St. | Smithville | 6141 |
| 66 | Magder's Dry Goods | 111 Griffin St. | Smithville | 6151 |
| 67 | Sew Happy Fabric Shop(P.James) | Station Road | Smithville | 6151 |
| 68 | Smithville Furn.(J.& D.Elswyk) | Highway 20 | Smithville | 6212 |
| 69 | Miller's Upholstery | Victoria N. | Vineland | 6213 |
| 70 | Byrd's Furniture Stripping | Canboro Road | Wellandport | 6213 |
| 71 | Pioneer Furniture Refinishing | Hwy.20,n.Conc.Rd.4,Bismarc | West Lincoln | 6213 |
| 72 | Mr. Heat Stoves | Victoria Ave E.S. | Vineland | 6221 |
| 73 | Ron's TV & Stereo Centre | 25A Victoria | Vineland | 6222 |
| 74 | Shrum's Major App. Serv. | 317 Shrum | Smithville | 6223 |
| 75 | Tylee's TV Repair | 192 St. Catharine | Smithville | 6223 |
| 76 | Dobrindt Bruce TV Service | RR3, Smithville | West Lincoln | 6223 |
| 77 | Bert's Upholstery & Flooring | Highway 20 & Station St. | Smithville | 6231 |
| 78 | Ladcor Enterprises | 50 Victoria Ave. S (ES) | Vineland | 6231 |
| 79 | Smithville Central Motors Auto | 112 Griffin St. | Smithville | 6311 |
| 81 | Wills Motors (Chev-Olds) | 214 St. Catharine | Smithville | 6311 |
| 82 | Easton Motors | 242 Victoria Ave. E. | Vineland | 6311 |
| 83 | Jeffrey's Motor Sales | 8km n.of Hwy.20 | Vineland | 6311 |
| 84 | Regional Truck & Equipment | Reg.Rd.24,s Hwy.20 | West Lincoln | 6312 |
| 85 | Bernie's Refrigeration Service | 154 Griffin S | Smithville | 6323 |
| 86 | Classic Bike Works | Hwy.8 | Vineland | 6323 |
| 87 | McIntosh Cycle | Boyle Rd.,n.of Vaughan Rd | West Lincoln | 6323 |
| 88 | Campbell's Service Station | Vineland Station | Lincoln | 6331 |
| 89 | Cango Service Station (H.& T.) | Highway 20 | Smithville | 6331 |
| 90 | Gille's Guy Gas Bar & Car Wash | Village Square Mall | Smithville | 6331 |
| 91 | Hadler's Texaco Station | 128 St. Catharine | Smithville | 6331 |
| 93 | Hodgkins Hardware Store & Farm | Highway 20 & Station St. | Smithville | 6331 |
| 94 | Imperial Oil Ltd.(J.McIntyre) | West | Smithville | 6331 |

TABLE 3
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

COMMERCIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|------------------------------------|------------------------------|--------------|----------|
| 95 | Petro-Canada Service Station | 229 Catharine St. | Smithville | 6331 |
| 96 | Sunoco Superior Propane Smithville | 215 St. Catharine | Smithville | 6331 |
| 99 | St. Ann's Snack & Gas Bar | Reg. Rd. 569 (Sixteen Road) | St. Ann's | 6331 |
| 100 | Petro-Canada Service Station | 401 Victoria Ave. S., Hwy. 8 | Vineland | 6331 |
| 101 | Victoria & Greenlane Auto Serv | #2, Hwy. 8; 401 Victoria S. | Vineland | 6331 |
| 102 | Hamilton & West Lincoln Diesel | RR3, Caistor Centre | West Lincoln | 6331 |
| 103 | Robbins Gas Bar | Hwy. 20 & Reg. Rd. 24 | West Lincoln | 6331 |
| 104 | West Lincoln Automotive | RR3, Smithville | West Lincoln | 6331 |
| 106 | John's Auto Supply Ltd. | 118 Brock Street | Smithville | 6341 |
| 107 | Smithville Auto Parts | Reg. Road 14 & Reg. Rd. 16 | Smithville | 6342 |
| 108 | Pyett Spring Service Inc. | RR2, Caistor Centre | West Lincoln | 6342 |
| 109 | Ernie's Garage | s Bismark Rd & Reg. Rd. 27 | Bismarck | 6351 |
| 110 | Bismark Garage | ss Hwy. 20, n Bismark Rd. | Bismark | 6351 |
| 111 | Beaudin Motor Service | 229 St. Catharine | Smithville | 6351 |
| 112 | Garner's Auto Body | Hwy. 20, 226 West | Smithville | 6351 |
| 113 | H & B Automotive | 128 St. Catharine | Smithville | 6351 |
| 115 | Muffler Bay (The) | College Street | Smithville | 6351 |
| 116 | DeLong's Tune-Up & Balance Ser | RR2 St. Ann's | West Lincoln | 6351 |
| 117 | Bill Trelford | Hwy. 8 (N) | Vineland | 6351 |
| 118 | T Cairns | 24 Victoria Ave. S. (ES) | Vineland | 6351 |
| 119 | Vineland Automotive Centre | 37 Main E. | Vineland | 6351 |
| 120 | Wellandprt Aut&Trck -Van der L | Canboro Rd. | Wellandport | 6351 |
| 121 | Bear Steering Wheel & Alignment | RR1, Grassie | West Lincoln | 6351 |
| 122 | D & S Automotive Repairs | RR2, Caistor Centre | West Lincoln | 6351 |
| 123 | Gary's Transmission Service | Port Davidson Rd. & Elcho | West Lincoln | 6351 |
| 124 | J F Auto Performance | E. Chippewa Rd. s. Winley Rd | West Lincoln | 6351 |
| 125 | J Peters Auto Machine Shop | Vaughan Rd. e, w Reg. Rd. 27 | West Lincoln | 6351 |
| 126 | John's Auto Body | No. 18 & N. Twenty Mile Rd | West Lincoln | 6351 |
| 127 | MacDougall's Garage | RR1, Smithville | West Lincoln | 6351 |
| 128 | Pat's Auto Service | Sixteen Rd. & Rosedene Rd | West Lincoln | 6351 |
| 129 | Regional Garage - Car & Truck | Hwy. 20 & Schram Rd. | West Lincoln | 6351 |
| 130 | Grimsby Collision | Regional Road 12, es | Grimsby | 6352 |
| 131 | Rick's Auto Restorations | Griffin Street | Smithville | 6352 |
| 132 | Caistor Collison | Caistor Centre | West Lincoln | 6352 |
| 133 | Hilltop Collision Services | RR1, Grassie | West Lincoln | 6352 |
| 134 | Smithville Car Wash | Station Street | Smithville | 6391 |
| 135 | L&J General Repairs & Used Car | Reg Rd 69, Nof St. Anns Rd | St. Ann's | 6391 |
| 136 | Heida's Department Store | 64 Victoria N. | Vineland | 6411 |
| 137 | Sears Canada Inc. | 7 Main St. | Vineland | 6411 |
| 138 | Bismark Variety & Restaurant | Highway 20 | Bismarck | 6413 |
| 139 | Buzby's Variety Stores Ltd. | Hwy. 20 ns, 110 Dufferin | Smithville | 6413 |
| 140 | Okimi's Office Equipment | Hwy. 20, RR1, Smithville | West Lincoln | 6413 |
| 141 | Hwy Variety Snackbar & Gas Bar | cnr. Hwy. 20, Rg. Rd. 12 | West Lincoln | 6413 |
| 142 | Flowers & Things | 10 Glenview Dr., Vineland | Lincoln | 6521 |

TABLE 3
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

COMMERCIAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|--------------------------------|--------------------------|--------------|----------|
| 143 | Lincoln Florist | RR3, Vineland | Lincoln | 6521 |
| 144 | Di Tecco M & Co | 270 Station | Smithville | 6522 |
| 145 | Buitenwerf Seeds Inc. | Port Davidson Rd. | Vaughan | 6522 |
| 146 | De Vries Dick Plumbing & Heatg | Canboro Rd. | Wellandport | 6522 |
| 147 | A & B Service, Auto Rep.& Gas | Hwy 20 ns, e of Bismarck | Bismarck | 6531 |
| 148 | Culp Electric | Brock Street | Smithville | 6531 |
| 149 | Vineland Hardware Electric Ltd | | O Vineland | 6532 |
| 150 | Trophy Case Sporting Goods | Griffin Street | Smithville | 6541 |
| 151 | Hodgkins Harold A Piano Sales | RR3 Wellandport | West Lincoln | 6551 |
| 152 | Kemp's Clock Shop | 70 Victoria Ave.N | Vineland | 6562 |
| 153 | Country Crafts & Supplies | 25 Victoria N. | Vineland | 6581 |
| 154 | Spare Room, The (crafts) | Canboro Road | Wellandport | 6581 |
| 155 | Merritt Treas.Chest, Gift Shop | 291 Station St. | Smithville | 6582 |
| 157 | Hyland Potteries | Victoria Ave. | Vineland | 6582 |
| 158 | Jordan Valley Flea Market | Hwy.8, Vineland | Lincoln | 6591 |
| 160 | Barclay Holmes Antiques | Chestnut Hall | Vineland | 6591 |
| 161 | Woodsmith Antiques | | Vineland | 6591 |
| 162 | Ontario Grape Growers Action | Vineland Station | Lincoln | 6599 |
| 163 | Sears Canada Inc. | 291 Station Rd. | Smithville | 6599 |

TABLE 4
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

FINANCIAL / SERVICES

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|--------------------------------|----------------------------|--------------|----------|
| 1 | Canadian Imperial Bk. of Comm. | 124 Griffin N | Smithville | 7021 |
| 2 | Royal Bank of Canada Ltd. | Highway 20 & Station St. | Smithville | 7021 |
| 3 | Canadian Imperial Bk. of Comm. | Main St. | Vineland | 7021 |
| 4 | Farm Credit Corp. | Vineland Station | Lincoln | 7051 |
| 5 | Duca Credit Union | Highway 20 & Station St. | Smithville | 7051 |
| 6 | Niagara Credit Union Ltd. | Main St. | Vineland | 7051 |
| 7 | Vineland Cemetery Trustees | | Vineland | 7292 |
| 8 | Home Savings & Loan Corp. | | Vineland | 7421 |
| 9 | Clavel Fisher Insurance Ltd. | Griffin Street | Smithville | 7611 |
| 11 | Farewell F.M., Realty Ltd. | 118 Griffin Street | Smithville | 7611 |
| 12 | Meester Insurance Brokers | Village Square Mall | Smithville | 7611 |
| 13 | Barfoot Insurance | Victoria St. | Vineland | 7611 |
| 14 | Bradshaw Realtor (Colver) | GainsbRd, W ofWellandport | Wellandport | 7611 |
| 15 | John Schilstra Insurance | Canboro Road | Wellandport | 7611 |
| 16 | Glasbergen (Inc.Tax& Mgt.Acct) | Village Square Mall | Smithville | 7731 |
| 17 | Blythe, Dick Accountant | RR1, Smithville | West Lincoln | 7731 |
| 18 | Struyk, Peter Sales & Service | Caistorville | West Lincoln | 7741 |
| 19 | Kremer's Archit. Drafting Serv | Hwy.8, Vineland | Lincoln | 7759 |
| 21 | Davis, J Nickle (Barr.) | 210 Station | Smithville | 7761 |
| 23 | Shipton, John W., Barr. | 118 Griffin S | Smithville | 7761 |
| 24 | Simpson Wigle, Barr. & Sol. | Griffin Street | Smithville | 7761 |
| 25 | Sinclair,Murakami,Loney (Law) | Station Street | Smithville | 7761 |
| 26 | Van Der Woerd,J./Faber H.(Law) | Village Square Mall | Smithville | 7761 |
| 27 | J M Interior Design Consultant | RR1, Vineland | Lincoln | 7799 |
| 28 | Gorean Marketing Inc. | 98 Victoria N. | Vineland | 7799 |
| 29 | Prime Leasing Ltd. | Culp | Vineland | 9911 |
| 30 | L & J Video & Variety | Highway 20 & Station St. | Smithville | 9912 |
| 31 | R J Video Discs | Dufferin Avenue | Smithville | 9912 |
| 32 | R J Video Discs | 128 Griffin N | Smithville | 9912 |
| 33 | Lincoln Video | 47 Victoria Ave.N. | Vineland | 9912 |
| 34 | Ferns Truck & Trailer | Victoria Rd. E.S. | Vineland | 9921 |
| 36 | Village Studio Photography | Village Square Mall | Smithville | 9931 |
| 37 | Lawnmower Repair, Mr. Turner | Regional Road 12, ws | Grimsby | 9941 |
| 38 | Central Fabricating & Welding | Maplegrove | Vineland | 9942 |
| 39 | J W Sheldrick Sanitation Ltd. | Thompson Road | Smithville | 9953 |
| 40 | Ran-Kev Maintenance Ltd. | RR1,Smithville | West Lincoln | 9953 |
| 41 | Edwards WA Auctioneer | 151 Mill | Smithville | 9999 |
| 42 | Vance Auctions & W. L. Review | College Street | Smithville | 9999 |
| 43 | Auction Services -BVanderheide | Canboro Rd.,w of Boyle Rd. | West Lincoln | 9999 |

TABLE 5
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

INSTITUTIONAL

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|--------------------------------|-----------------------|--------------|----------|
| 1 | Gainsb. Cent.Hall & Works Yard | Vaughan Rd.,R.R.27 | West Lincoln | 8325 |
| 2 | Lincoln Public Library | 1 Ave., Vineland Stn. | Lincoln | 8363 |
| 3 | Wellandport Community Centre | Canboro Road | Wellandport | 8364 |
| 4 | West Lincoln Public Library | 318 Canboro | Smithville | 8541 |
| 5 | West Lincoln Public Library | Canboro Rd. | Wellandport | 8541 |
| 6 | Bethesda Home | RR1, Vineland | Lincoln | 8621 |
| 7 | Book Ambulance | | Smithville | 8631 |
| 8 | Ambulance | | Vineland | 8631 |
| 9 | Children's Adventure Centre | RR1, Smithville | West Lincoln | 8641 |
| 10 | United Mennonite Home For Aged | 2 Street | Vineland | 8649 |
| 12 | DiNardo, C. - Dentist | Griffin Street | Smithville | 8653 |
| 13 | Epp, HansG -Denture Therapy Cl | College | Smithville | 8653 |
| 14 | P Boersma Dental Clinic | Village Square Mall | Smithville | 8653 |
| 15 | Jack Sloan, Chiropractor | 12 Victoria Avenue | Vineland | 8661 |
| 17 | Ontario Fed'n of Snowmobilers | County Rd.20 | Vineland | 9861 |

TABLE 6
BUSINESSES IN WEST LINCOLN AND ACCESS ROUTE

Morehouse Economic Planning
PRINT DATE: Nov-87

TOURISM AND OTHER SERVICES

| # | FIRM NAME | ADDRESS | CITY | SIC CODE |
|----|-----------------------------------|----------------------------|--------------|----------|
| 1 | Gladman's Riverside Inn | Canboro Rd. | West Lincoln | 9112 |
| 2 | Shangri-La Valley | 17 St Louth | Lincoln | 9131 |
| 3 | Indian Lake Campground & Farms | 1025 16Rd. | Pelham | 9131 |
| 4 | Trailer Park | Chippawa Rd. | West Lincoln | 9131 |
| 6 | Cooper's Roadhouse Restaurant | Griffin Street | Smithville | 9211 |
| 7 | Old Farm Inn Restaurant | Highway 20 | Smithville | 9211 |
| 8 | Starlite Restaurant | 105 West | Smithville | 9211 |
| 9 | Village Chalet Restaurant | Hwy.20 Village Square Mall | Smithville | 9211 |
| 10 | Sam's Place Family Restaurant | 31 Main St. | Vineland | 9211 |
| 11 | Village Restaurant, The | 9 Main St. | Vineland | 9211 |
| 12 | Oxbow Inn Restaurant | Hwy.20, Bismarck | West Lincoln | 9211 |
| 13 | H Q Donuts & Fast Foods | 110 Brock | Smithville | 9212 |
| 14 | Smithville Pizza & Restaurant | College Street | Smithville | 9212 |
| 15 | Village Dairy Bar & Grill | Highway 20 | Smithville | 9212 |
| 16 | Kathy's Soup & Sandwich Shop | 23 Main | Vineland | 9212 |
| 17 | Korney's Coffee Shop | Hwy 20 & Twenty Rd | Pelham Union | 9212 |
| 18 | Smithville Pizza & Submarines | 128 Griffin N | Smithville | 9213 |
| 19 | Avondale Ice Cream Parlour | Victoria St. | Vineland | 9213 |
| 20 | Canadian Legion | 172 St. Catharine | Smithville | 9221 |
| 21 | Robert Whitehead Bears Den | 31 Hwy.8 E (N) | Vineland | 9221 |
| 22 | Cinema Video | Village Square Mall | Smithville | 9621 |
| 23 | Riverview Golf and Country Club | Wiley Rd. | West Lincoln | 9651 |
| 24 | Gladman's Riverside Inn-Marina | | Wellandport | 9654 |
| 25 | Victoria Tennis Club | 1st. Ave., Vineland Stn | Lincoln | 9659 |
| 26 | Ally Fitness Club & Restaurant | Griffin Street | Smithville | 9659 |
| 28 | Jan's Snack & Bar & Variety | RR2, Caistor Centre | West Lincoln | 9661 |
| 29 | Smithville Bowl-A-Way | 118 Griffin S | Smithville | 9691 |
| 30 | Tivoli Amuse | Victoria Avenue E.S. | Vineland | 9692 |
| 31 | Jordan Lions Swimming Pool | 4th Ave. | Vineland | 9699 |
| 33 | Angelo's House of Hair | 198 Griffin (N) | Smithville | 9712 |
| 34 | Hair Resort, The | Village Square Mall | Smithville | 9712 |
| 35 | Hub Hair Design | 141 Griffin Street | Smithville | 9712 |
| 36 | Marge's Beauty Shop | Griffin Street | Smithville | 9712 |
| 37 | House of Hair Beauty Salon | 17 Victoria Ave. N | Vineland | 9712 |
| 38 | Lorrie's Hair Styling | Boyle Rd.&R.Rd.63,Boyle | West Lincoln | 9712 |
| 39 | Village Barber Shop & Hairstyling | 119 Griffin N | Smithville | 9713 |
| 40 | Coin Laundry | Dufferin Avenue | Smithville | 9723 |
| 41 | Service Cleaners | Griffin Street | Smithville | 9724 |
| 42 | Book, Harold I., Funeral Home | 195 Griffin Street, N | Smithville | 9731 |
| 43 | Merritt Funeral Home | 287 Station Street | Smithville | 9731 |
| 44 | Tallman Funeral Homes | Hwy.8 | Vineland | 9731 |
| 45 | Continental Vibrations Serv Lt | 2 Wallis | Smithville | 9799 |

TABLE 1A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

AGRICULTURE / PRIMARY

| NO. | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|--------------------------------|---------------------------|--------------|-------------|
| 4 | Flikkema Aviaries | Boyle Rd.,n of Reg.Rd.63 | West Lincoln | 121 |
| 9 | Hobby Horse Farm & Arena, The | Hwy.20 & Rosedene Rd. | West Lincoln | 122 |
| 25 | Douma Farm Supply(Alice Douma) | Route #3 | Wellandport | 210 |
| 34 | Harvey and Carol Pot | Hwy.20, East of Reg.Rd.27 | West Lincoln | 231 |
| 35 | Ross Allen | Vaughan Rd.,W.Heaslip Rd. | West Lincoln | 231 |
| 36 | Smithville Quail & Game Farm | Hwy.20 & Twenty Mile Rd. | St. Ann's | 339 |

TABLE 2A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

INDUSTRIAL

| NO. | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|-----------------------------------|-------------------------------|--------------|-------------|
| 1 | Comfort & Tylee Ltd. | R.R.569, Sixteen Rd, Silverda | St. Ann's | 1011 |
| 4 | Kingma Meat Products | Reg. Rd. 27, n of Elcho Rd. | West Lincoln | 1011 |
| 10 | Lincoln Feed & Farm Su - Silverd. | RR4, Sixteen Rd. e, Hwy. 20 | St. Ann's | 1053 |
| 23 | Ray's Lumber Co. | Hwy. 20, Bismarck | West Lincoln | 2512 |
| 26 | Clark Pallet Industries | 20 Rd. W. | St. Ann's | 2561 |
| 29 | Oak Ridge Woodworking | Reg. Rd. 24, s Hwy. 20 | West Lincoln | 2611 |
| 39 | Robertson's Enterprises | Hwy 20 W Boyle Rd. | West Lincoln | 3099 |
| 60 | Beavercreek Construction | Clover Rd., s. of Elcho Rd. | Wellandport | 4010 |
| 66 | Raymond's Excavating | Wellandport Road | Wellandport | 4213 |
| 67 | Reaman Bruce Septic Tank Serv. | Winley Rd, e. of Sheddon Rd | West Lincoln | 4213 |
| 93 | Davison Pools | Vaughan Rd., w. of Boyle Rd | West Lincoln | 4293 |
| 94 | Jayway Enterprises (welding) | Sixteen Rd., e Rlwy. Tracks | St. Ann's | 4299 |
| 99 | Hoekstra Construction | Canboro Road | Wellandport | 4411 |
| 101 | D G Baker (General Contractor) | 20 Mi. Rd, e. #18, St. Ann's | West Lincoln | 4411 |
| 103 | VOS Builders Ltd. | Rd #569 | St. Ann's | 4412 |
| 112 | McCollum Roy Transport Ltd. | Hwy. 20 at Bismarck | West Lincoln | 4561 |
| 115 | Babcock, B.R. Ltd. - Garage | RR1, St. Ann's | West Lincoln | 4573 |
| 123 | Canada Post Corporation | Canboro Road | Wellandport | 4841 |

TABLE 3A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

COMMERCIAL

| NO. | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|---------------------------------|---------------------------|--------------|----------|
| 5 | Lincoln Meat Market | Reg.Rd.63 & e.of Boyle Rd | West Lincoln | 5011 |
| 6 | Peninsula Grain Elev.& Poultry | Rg.Rd.63,ne Wellandport | West Lincoln | 5012 |
| 7 | Robins Feed & Fuel Ltd. | Rg.Rd.20,s.Wiley Rd. | West Lincoln | 5012 |
| 14 | Container Service Ltd. | Wellandport Road | Wellandport | 5439 |
| 27 | Wellandport Farm Supp.& Home Hd | Canboro Rd. | Wellandport | 5711 |
| 29 | Peninsula Farm Supply Ltd. | Regional Rd 27 & Elcho Rd | West Lincoln | 5711 |
| 30 | Pioneer Products | Reg.Rd.63, E.of Heaslip | West Lincoln | 5711 |
| 33 | Goulds Water Systems | n/a | Wellandport | 5731 |
| 36 | Meisel Auto Scrap | Conc.#4 & Book Road | West Lincoln | 5911 |
| 38 | Meyer Auto Wrecker | Hwy.20 & Twenty Mile Rd. | St. Ann's | 5951 |
| 48 | Wellandport Food Mkt.& Esso Stn | Reg.Rd.27 | Wellandport | 6011 |
| 70 | Byrd's Furniture Stripping | Canboro Road | Wellandport | 6213 |
| 84 | Regional Truck & Equipment | Reg.Rd.24,s Hwy.20 | West Lincoln | 6312 |
| 87 | McIntosh Cycle | Boyle Rd.,n.of Vaughan Rd | West Lincoln | 6323 |
| 99 | St. Ann's Snack & Gas Bar | Reg.Rd.569 (Sixteen Road) | St. Ann's | 6331 |
| 103 | Robbins Gas Bar | Hwy.20 & Reg.Rd.24 | West Lincoln | 6331 |
| 109 | Ernie's Garage | s Bismark Rd & Reg.Rd.27 | Bismarck | 6351 |
| 110 | Bismark Garage | ss Hwy.20, n Bismark Rd. | Bismark | 6351 |
| 16 | Peninsula Auto Repairs | Canboro Rd. | Wellandport | 6351 |
| 120 | Wellandprt Auto&Truck -VanDerL | Canboro Rd. | Wellandport | 6351 |
| 124 | J F Auto Performance | E.Chippewa Rd.s.Winley Rd | West Lincoln | 6351 |
| 125 | J Peters Auto Machine Shop | Vaughan Rd.e,w Reg.Rd.27 | West Lincoln | 6351 |
| 126 | John's Auto Body | No.18 & N. Twenty Mile Rd | West Lincoln | 6351 |
| 128 | Pat's Auto Service | Sixteen Rd. & Rosedene Rd | West Lincoln | 6351 |
| 129 | Regional Garage -- Car & Truck | Hwy.20 & Schram Rd. | West Lincoln | 6351 |
| 135 | L&J General Repairs & Used Car | RegRd 69, Nof St.Anns Rd | St. Ann's | 6391 |
| 138 | Bismark Variety & Restaurant | Highway 20 | Bismarck | 6413 |
| 146 | De Vries Dick Plumbing & Heatg | Canboro Rd. | Wellandport | 6522 |
| 147 | A & B Service, Auto Rep.& Gas | Hwy 20 ns, e of Bismarck | Bismarck | 6531 |
| 154 | Spare Room, The (crafts) | Canboro Road | Wellandport | 6581 |

TABLE 4A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

FINANCIAL / SERVICES

| NO. | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|--------------------------------|----------------------------|--------------|-------------|
| 14 | Bradshaw Realtor (Colver) | GainsbRd, W ofWellandport | Wellandport | 7611 |
| 15 | John Schilstra Insurance | Canboro Road | Wellandport | 7611 |
| 43 | Auction Services - Vanderheide | Canboro Rd.,w of Boyle Rd. | West Lincoln | 9999 |

TABLE 5A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

INSTITUTIONAL

| NO. | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|--------------------------------|---------------------|--------------|-------------|
| 3 | Wellandport Community Centre | Canboro Road | Wellandport | 8364 |
| 5 | West Lincoln Public Library | Canboro Rd. | Wellandport | 8541 |
| 1 | Gainsb. Cent.Hall & Works Yard | Vaughan Rd., R.R.27 | West Lincoln | 8325 |

TABLE 6A
BUSINESSES IN WEST LINCOLN STUDY AREA

Morehouse Economic Planning
PRINT DATE: Nov-87

TOURISM AND OTHER SERVICES

| NO. | FIRM NAME | ADDRESS | CITY | SIC CODE |
|-----|--------------------------------|-------------------------|--------------|-------------|
| 4 | Trailer Park | Chippawa Rd. | West Lincoln | 9131 |
| 12 | Oxbow Inn Restaurant | Hwy.20, Bismarck | West Lincoln | 9211 |
| 17 | Korney's Coffee Shop | Hwy 20 & Twenty Rd | Pelham Union | 9212 |
| 23 | Riverview Downs Ltd.GolfCourse | Wiley Rd. | West Lincoln | 9651 |
| 38 | Lorrie's Hair Styling | Boyle Rd.&R.Rd.63,Boyle | West Lincoln | 9712 |








Appendix L
Property Transactions In the Local
Study Area: January 1980 to June 1987

(Map)

Consultant

MOREHOUSE
Economic Planning
Consultants

Legend:

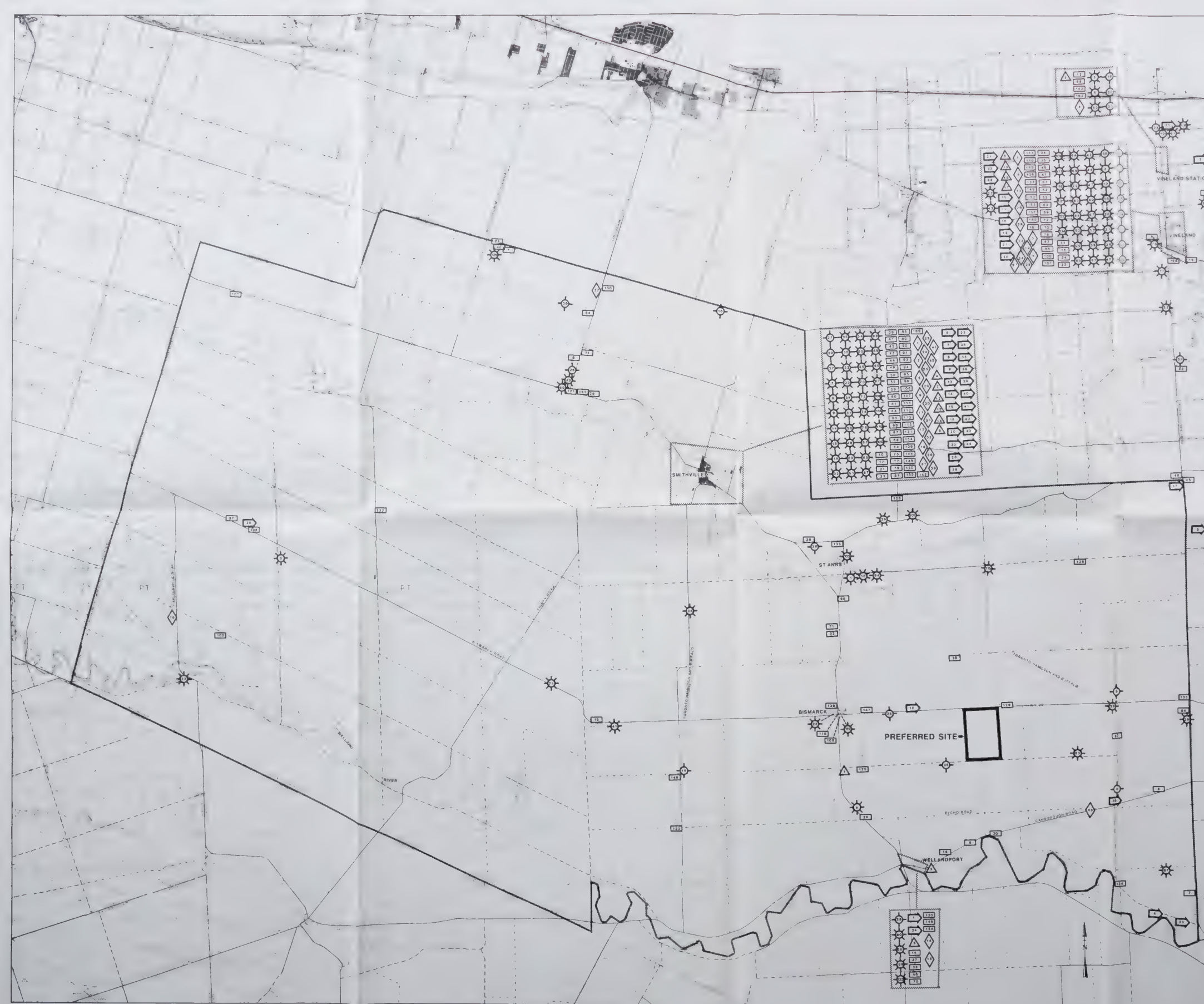
-  Agricultural
-  Industrial
-  Commercial
-  Financial/Services
-  Institutional
-  Tourism
-  West Lincoln Township Boundary

*See Appendix K: Site Assessment,
Phase 4B: Economic Impact



**Business Locations
Township of West Lincoln***

Figure 5



3

10

87

4

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TABLE 1

WEST LINCOLN PROPERTY TRANSACTIONS JANUARY 1980 TO JUNE 1986
STUDY AREA (GAINSBOROUGH TOWNSHIP Sorted by Class, Date, Roll #)

PRINT DAT
Apr-87

| # | LOT | CON | DATE | PURCHASER | ROLL# | CLASS | ACRES |
|----|-------|-----|---------|-------------------------------------|-----------|-------|--------|
| 1 | 17 | 1 | 1980 04 | Container Service (Niag.Reg.) Ltd. | 7-149-6 | COM | 4.10 |
| 2 | 23 | 3 | 1980 09 | H. & E. Degenkamp | 6-298-01 | COM | 3.87 |
| 3 | 15 | 1 | 1980 10 | Wellandport Hardware Limited. | 7-170 | COM | 0.70 |
| 4 | 28 | 2 | 1981 09 | E.P. & A.W. Roorda | 6-026 | COM | 1.00 |
| 5 | 28 | BF | 1982 04 | B.A. & L.R. Reaman | 6-152 | COM | 10.00 |
| 6 | 23 | 3 | 1982 04 | K.D. Robertson | 6-298-01 | COM | 3.86 |
| 7 | 11 | 4 | 1982 10 | J. & A. Krause | 10-039 | COM | 0.33 |
| 8 | 16/17 | 1 | 1983 01 | Peninsula Grain & Elevators Ltd. | 7-14905 | COM | 4.24 |
| 9 | 15 | 1 | 1983 04 | Wellandport Auto & Truck Servie Ltd | 7-172 | COM | 0.12 |
| 10 | 15 | 1 | 1984 08 | R. & A. Douma | 7-113 | COM | 0.90 |
| 11 | 23 | 5 | 1985 12 | J.S. Sefc | 4-141 | COM | 0.51 |
| 12 | 4/5 | 6 | 1980 01 | K. & R. Fledderus | 5-045/060 | FL | 84.75 |
| 13 | 15 | 4 | 1980 02 | J.W.E. & K.I. Murdock | 10-241 | FL | 50.00 |
| 14 | 25 | 1 | 1980 02 | R.G. Waite | 6-058 | FL | 48.39 |
| 15 | 1/2 | 5 | 1980 07 | N.E. & S.E. Christenson | 5-143 | FL | 57.34 |
| 16 | 8 | 5 | 1980 10 | R.W. Davidson | 5-201 | FL | 33.00 |
| 17 | 1 | 5 | 1980 11 | E. & E. & R. Seehagel | 5-13 | FL | 34.11 |
| 18 | 13 | 2 | 1981 07 | D. Kszan | 7-72-1 | FL | 8.50 |
| 19 | 8/9 | 6 | 1981 08 | H. & U. Rathe | 5-274 | FL | 32.30 |
| 20 | 17 | 2 | 1981 08 | Marobing Farms Ltd. | 7-270 | FL | 48.08 |
| 21 | 19/20 | 6 | 1981 09 | E.R. & J.F. Feenstra | 4-328 | FL | 80.00 |
| 22 | 6 | 5 | 1981 12 | J.K. Van Ravenswaay & V.G. Galley | 5-178-1 | FL | 28.50 |
| 23 | 16 | 6 | 1982 02 | S. Deieso | 4-388 | FL | 22.82 |
| 24 | 20/21 | 1 | 1982 02 | A. & B. Otten | 7-002 | FL | 105.92 |
| 25 | 8 | 6 | 1982 04 | J. Philbrick & J. Reakes | 5-086 | FL | 25.00 |
| 26 | 17/18 | 3 | 1982 05 | Morningstar Brothers Ltd. | 10-106 | FL | 148.50 |
| 27 | 26/27 | BF | 1982 06 | Frank Svob Farms Ltd. | 6-153 | FL | 81.24 |
| 28 | 26 | 1 | 1982 08 | W. & J.W. Sheddon | 6-42 | FL | 11.69 |
| 29 | 17/18 | 1 | 1983 06 | H. Vanderzanden | 7-094-1 | FL | 17.00 |
| 30 | 15 | 3 | 1983 08 | M. Hanhan | 10-112 | FL | 20.30 |
| 31 | 15 | 3 | 1983 09 | E. Czense | 10-112 | FL | 20.40 |
| 32 | 8 | 5 | 1983 09 | W.F. & C.A. Smith | 5-201 | FL | 25.00 |
| 33 | 13 | 4 | 1983 10 | J.J. Barber | 10-182 | FL | 49.86 |
| 34 | 26 | 2 | 1983 12 | J.A. & K.E. Young | 6-210 | FL | 10.00 |
| 35 | 6/7 | 5 | 1984 01 | R.K. & D. & R. Boyt | 5-179/181 | FL | 70.06 |
| 36 | 8/9 | 5 | 1984 04 | B.W. & T.L. Hallas | 5-091/5 | FL | 92.50 |
| 37 | 2 | 5 | 1984 05 | J.L. Speck | 5-189 | FL | 66.56 |
| 38 | 1 | 5 | 1984 10 | E. & E. & R. & A. Seehagel | 5-016-1 | FL | 58.16 |
| 39 | 24/25 | 3 | 1984 12 | B. & S. & J. Comfort | 6-79 | FL | 167.97 |
| 40 | 7 | 6 | 1985 07 | J. & M. Vanbenthem et al. | 5-720 | FL | 87.78 |
| 41 | 6 | 6 | 1985 09 | M.R. Comfort | 5-250 | FL | 29.47 |
| 42 | 20/21 | 6 | 1985 10 | L. & A. Van Egmond | 4-402 | FL | 4.08 |
| 43 | 10 | 3 | 1986 01 | Man Chow Sato | 10-127 | FL | 74.75 |
| 44 | 18 | 2 | 1986 02 | R. & W. Dobrucki | 7-02 | FL | 47.50 |
| 45 | 13 | 1 | 1986 02 | K.B. Alderman | 7-186 | FL | 49.04 |
| 46 | 28 | BF | 1986 05 | J. & L. Juhasz | 6-138 | FL | 53.33 |
| 47 | 22 | 2 | 1980 01 | C. Van Soeten | 6-195 | FRU | 47.00 |
| 48 | 16/17 | 1 | 1980 01 | L. & M.A. Dutton | 7-095-1 | FRU | 34.10 |
| 49 | 1/2 | 5 | 1980 04 | P. Dennis | 5-143 | FRU | 57.34 |

TABLE 1

| | | | | | | | | |
|-----|-------|-----|------|----|--------------------------------------|-----------|-----|-------|
| 50 | 16/17 | 5/4 | 1980 | 09 | J. & M. Verdonk | 4-049 | FRU | 186.6 |
| 51 | 17/18 | 1 | 1980 | 09 | L.& F.& J.& J.& L.& B. Snippe | 7-148 | FRU | 88.4 |
| 52 | 22/23 | BF | 1980 | 11 | P.G. & A.H. Hisen | 6-131 | FRU | 67.4 |
| 53 | 15 | 4 | 1981 | 02 | W. & E. Patras | 10-172-5 | FRU | 26.0 |
| 54 | 12/13 | 2 | 1981 | 02 | J. & L. Kingma | 7-71 | FRU | 36.7 |
| 55 | 22/23 | 5 | 1981 | 04 | C.R. & D.E. Carrier | 4-224/225 | FRU | 22.0 |
| 56 | 22/23 | 3 | 1981 | 06 | J. & I. Buowers | 6-298 | FRU | 383.2 |
| 57 | 11/12 | 6 | 1981 | 07 | R.C. & F.V. Lane | 4-349 | FRU | 48.4 |
| 58 | 22/23 | BF | 1981 | 08 | L.R. Crookes | 6-131 | FRU | 67.4 |
| 59 | 11/12 | 6 | 1981 | 09 | D.F. & F.K. & N.W. Lane | 4-349 | FRU | 109.0 |
| 60 | 7 | 5 | 1981 | 10 | R.H. & S.I. Knapman | 5-163 | FRU | 78.4 |
| 61 | 19/20 | 6 | 1982 | 03 | G.I. & W. Snyder | 4-401-1 | FRU | 70.4 |
| 62 | 19 | 3 | 1982 | 07 | H. & R. Diek | 10-076 | FRU | 102.3 |
| 63 | 25/26 | 2 | 1982 | 11 | D.L.G. & D.A. Harrison | 6-244 | FRU | 84.3 |
| 64 | 16 | 1 | 1983 | 05 | D.J.J. & A. Emanuele | 7-097 | FRU | 25.0 |
| 65 | 16/17 | 1 | 1983 | 06 | Pelham Poultry Farms Ltd. | 7-149 | FRU | 95.3 |
| 66 | 22 | 6 | 1983 | 07 | B. & W. Miller | 4-363 | FRU | 28.8 |
| 67 | 7 | 6 | 1983 | 08 | JA & PJ Archibald, J & M Van Benthem | 5-72 | FRU | 87.7 |
| 68 | 24/25 | 2 | 1983 | 08 | G.A. & E.Y. Horton | 6-096 | FRU | 30.6 |
| 69 | 17/18 | 1 | 1983 | 10 | H. & H. Poultry Farms Ltd. | 7-094-1 | FRU | 17.0 |
| 70 | 27 | 2 | 1983 | 11 | C. & R. Wlodarczyk | 6-208 | FRU | 10.0 |
| 71 | 16 | 3 | 1983 | 12 | Frank Olszowka Tobacco Farms Ltd. | 10-110 | FRU | 98.0 |
| 72 | 16 | 4 | 1983 | 12 | de Jonge Farms Ltd. | 10-171 | FRU | 41.4 |
| 73 | 14 | 5 | 1983 | 12 | G. McKenna & P.D. Reynolds | 4-025 | FRU | 33.0 |
| 74 | 16 | 6 | 1984 | 01 | J. Vanderwerff | 4-320 | FRU | 54.0 |
| 75 | 8 | 6 | 1984 | 01 | J. & A.E.J. Grieve | 5-217 | FRU | 25.0 |
| 76 | 14 | 1 | 1984 | 01 | F.O. & S.M. Wills | 7-131 | FRU | 23.2 |
| 77 | 19 | 4 | 1984 | 05 | H. & M. Otten | 10-011 | FRU | 113.0 |
| 78 | 15 | 6 | 1984 | 05 | N. & E. Wlad | 4-314 | FRU | 38.2 |
| 79 | 17 | 6 | 1984 | 05 | G.C.L. & B.A. Hoffman | 4-392 | FRU | 24.0 |
| 80 | 8 | 5 | 1984 | 05 | K.J. & L.M. Staton | 5-082-1 | FRU | 25.0 |
| 81 | 7 | 5 | 1984 | 05 | M. & M.P. Brumm | 5-163 | FRU | 78.0 |
| 82 | 4 | 6 | 1984 | 06 | D.C. & M.L. Loney | 5-046 | FRU | 17.7 |
| 83 | 14/15 | 3 | 1984 | 07 | Pelissero's Farm | 10-113 | FRU | 50.0 |
| 84 | 14 | 3 | 1984 | 07 | H.H. & C.A. Pot | 10-88 | FRU | 50.0 |
| 85 | 23 | 6 | 1984 | 08 | A. & J. Epp. | 4-117 | FRU | 5.9 |
| 86 | 13 | 3 | 1984 | 09 | B.R. and L. Lee | 10-116 | FRU | 33.0 |
| 87 | 26 | 1 | 1984 | 12 | G.R. & M.C. Beckon | 6-161 | FRU | 37.5 |
| 88 | 22/23 | 3 | 1985 | 01 | H. & S. Breukelman | 6-298 | FRU | 383.2 |
| 89 | 24 | 4 | 1985 | 03 | W. & A. Hocksema | 5-028 | FRU | 26.7 |
| 90 | 24/25 | BF | 1985 | 03 | G.C. Beamer | 6-45 | FRU | 66.0 |
| 91 | 16 | 1 | 1985 | 05 | J. & A. Emanuele | 7-097 | FRU | 25.0 |
| 92 | 5 | 5 | 1985 | 06 | W.K. & J.M. Chambers | 5-056 | FRU | 18.0 |
| 93 | 14 | 5 | 1985 | 09 | W.C. & J.A. Rockwell | 4-025 | FRU | 33.0 |
| 94 | 16 | 3 | 1986 | 01 | M.J. Reiner | 10-110 | FRU | 98.0 |
| 95 | 8 | 4 | 1986 | 02 | R.F. Steele | 10-20301 | FRU | 1.0 |
| 96 | 1 | 4 | 1986 | 02 | P. & H. Devries | 10-22 | FRU | 49.0 |
| 97 | 26/27 | 4 | 1986 | 02 | Lanen Corporation | 5-005 | FRU | 97.3 |
| 98 | 6 | 6 | 1986 | 02 | N. Comfort | 5-249 | FRU | 5.3 |
| 99 | 14 | 1 | 1986 | 02 | D. & N. MacInnes | 7-185 | FRU | 31.2 |
| 100 | 16 | 5 | 1986 | 03 | M.E. Goater | 4-048 | FRU | 4.8 |
| 101 | 13 | 6 | 1986 | 04 | R.G. & S.E. Schaus | 4-307 | FRU | 54.5 |
| 102 | 6/7 | 5 | 1986 | 04 | P.H. & M.E. Vanderzanden | 5-162 | FRU | 17.3 |
| 103 | 7 | 2 | 1986 | 04 | Krick Farms Bismarck Ltd. | 8-164 | FRU | 50.0 |
| 104 | 19 | 6 | 1986 | 06 | C.M. Comfort | 4-32802 | FRU | 30.0 |
| 105 | 15 | 6 | 1980 | 01 | H.J. LeBlanc & D.E. Mander | 4-360 | RU | 0.5 |

TABLE 1

| | | | | | |
|----------|-----|------------------------------------|----------|----|-------|
| 06 17 | 6 | 1980 01 I. & G. Pevatto | 4-057 | RU | 2.20 |
| 07 23 | 6 | 1980 01 E. Horvat | 4-094 | RU | 0.51 |
| 08 27 | 2 | 1980 01 H. & L. Dam | 6-237 | RU | 0.54 |
| 09 23 | 6 | 1980 03 A. Hoffmann & D.M. Warling | 4-110 | RU | 0.72 |
| 10 13 | 3 | 1980 04 R.H.J. & H. Lubera | 10-180-5 | RU | 1.00 |
| 11 20 | 1 | 1980 08 D. Burse & G. Sweeney | 7-003-5 | RU | 1.02 |
| 12 6 | 5 | 1980 09 M. & W. Kamel | 5-148 | RU | 2.00 |
| 13 15 | 1 | 1980 10 C. Van Tuyl | 2-7106 | RU | 0.46 |
| 14 16 | 1 | 1980 11 M. Wojciechowski | 7-152 | RU | 3.56 |
| 15 20 | 1 | 1981 01 S. Turton & B. Colicutt | 7-003-05 | RU | 1.07 |
| 16 24 | 2 | 1981 03 L. Sikkens & D. DeVries | 6-221 | RU | 0.77 |
| 17 24 | 1 | 1981 03 G.E. & S. Austin Jr. | 6-8401 | RU | 1.20 |
| 18 14 | 5 | 1981 08 G. & M. Chrysler | 4-032 | RU | 1.00 |
| 19 14 | 5 | 1981 08 B. & A. Wiebe | 4-262 | RU | 1.17 |
| 20 14 | 6 | 1981 08 D.A. Knutson | 4-353-1 | RU | 2.00 |
| 21 20 | 6 | 1981 08 H.G. Kakanouski | 4-359 | RU | 5.00 |
| 22 7 | 6 | 1981 08 F. & A. & E. Brown | 5-074 | RU | 6.23 |
| 23 4 | 5 | 1981 09 L.J. & Q.V. Wolsley | 5-175 | RU | 16.50 |
| 24 14 | 5 | 1982 02 W.G. Book & L. S. Lampman | 4-031 | RU | 1.00 |
| 25 7 | 5 | 1982 02 A.E. LePage Ltd. | 5-150 | RU | 1.00 |
| 26 14/15 | 1 | 1982 02 D.G. Pitts | 7-63 | RU | 5.23 |
| 27 19 | 4 | 1982 04 M.W. & A.D. Pink | 10-228 | RU | 7.70 |
| 28 17 | 6 | 1982 04 R. & C. Gordon | 4-391 | RU | 0.62 |
| 29 19 | 4 | 1982 05 L. McArthur | 10-158 | RU | 12.20 |
| 30 13 | 5 | 1982 09 The Canada Trust Company | 4-007 | RU | 0.50 |
| 31 23 | 6 | 1982 10 J. & S. Ott | 4-110 | RU | 0.72 |
| 32 7 | 5 | 1982 11 J.A. & D.D. Semenuk | 5-150 | RU | 1.00 |
| 33 2 | 6 | 1982 12 A.E. & J.W. Mills | 5-231 | RU | 0.93 |
| 34 19 | 4 | 1983 01 J.R. & S.H. Migus | 10-011-5 | RU | 1.03 |
| 35 15 | 1 | 1983 01 W. Peereboom | 2-7-115 | RU | 0.16 |
| 36 7 | 6 | 1983 02 E. Carlomusto | 5-76-5 | RU | 1.34 |
| 37 21 | 5 | 1983 07 J.D. & J.C. Imhoff | 4-277 | RU | 2.00 |
| 38 5 | 6 | 1983 07 F.X. & C.A. Plaus | 5-64 | RU | 0.55 |
| 39 23 | 5 | 1983 08 H. & J.E.L. Zantingh | 4-137 | RU | 1.93 |
| 40 27/28 | 2 | 1983 10 D.E. & L.J. Bates | 6-235 | RU | 0.54 |
| 41 14 | 6 | 1983 11 R. & J. Friesen | 4-353-1 | RU | 2.00 |
| 42 14 | 5 | 1984 01 G.J. Lemieux & H. Meyer | 4-262 | RU | 1.17 |
| 43 27 | 2 | 1984 01 G. & M. Rabak | 6-236 | RU | 0.54 |
| 44 15 | 1 | 1984 02 P.A. & S.M. Van Baalen | 7-165 | RU | 0.25 |
| 45 7 | 6 | 1984 03 H. & T. Rempel | 5-076-5 | RU | 1.30 |
| 46 20 | 4 | 1984 03 E. & W. Van Der Velde | 5-123-1 | RU | 1.93 |
| 47 20 | 4 | 1984 03 G. Van Der Velde | 5-123-1 | RU | 1.93 |
| 48 2 | 6 | 1984 04 D.J. & B. MacGregor | 5-230 | RU | 2.00 |
| 49 22/23 | 6 | 1984 05 T.L. Van Der Heiden | 4-104 | RU | 0.80 |
| 50 23 | 6 | 1984 05 H. Buschausen | 4-110 | RU | 0.73 |
| 51 2 | 5 | 1984 05 J.M. Speck | 5-189-1 | RU | 3.44 |
| 52 28 | BF | 1984 05 T. & S. Milligan | 6-118-1 | RU | 1.54 |
| 53 24 | 2 | 1984 05 D. & I. DeVries | 6-221 | RU | 0.77 |
| 54 24 | 1/2 | 1984 05 G. Yannacos | 6-222 | RU | 0.64 |
| 55 23 | 6 | 1984 07 D.A. & L.L. Elsegood | 4-129 | RU | 0.23 |
| 56 23 | 5 | 1984 07 G. & G. Pot | 4-137 | RU | 1.90 |
| 57 15 | 1 | 1984 07 J.B. & A.D. Grobbo | 7-156 | RU | 0.24 |
| 58 28 | 2 | 1984 08 P. & W. Van Barneveld | 6-18 | RU | 1.00 |
| 59 28 | 2 | 1984 09 W.R. & G.M. Swayze | 6-234 | RU | 0.54 |
| 60 23 | 6 | 1984 10 D. Stanley | 4-124 | RU | 1.24 |
| 61 15 | 6 | 1984 10 B.L. & M.J. Daniels | 4-315 | RU | 0.75 |

TABLE 1

| | | | | | | | | |
|-----|-------|----|------|----|------------------------------|-----------|-----|-------|
| 162 | 25 | 2 | 1984 | 10 | P.J. Simmons | 6-094 | RU | 0.76 |
| 163 | 23 | 6 | 1984 | 11 | C. & B. Lampman | 4-130 | RU | 0.34 |
| 164 | 22/23 | 6 | 1984 | 12 | V.M. Wood | 4-093 | RU | 1.00 |
| 165 | 23 | 6 | 1985 | 01 | B. & S. Cavers | 4-113 | RU | 0.42 |
| 166 | 22 | 6 | 1985 | 01 | R. & B. Derksen | 4-364 | RU | 1.50 |
| 167 | 7 | 6 | 1985 | 01 | D. & J. Nickerson | 5-74-5 | RU | 0.54 |
| 168 | 28 | 2 | 1985 | 02 | R. & J. Riva | 6-024 | RU | 0.50 |
| 169 | 25 | 2 | 1985 | 03 | B. & W. Elmers | 6-218 | RU | 1.10 |
| 170 | 13 | 1 | 1985 | 03 | J.R. Waugh | 7-18501 | RU | 0.40 |
| 171 | 21 | 5 | 1985 | 04 | D. & D. Hazell | 4-277 | RU | 2.00 |
| 172 | 5 | 6 | 1985 | 04 | R. & D. Greves | 5-64 | RU | 0.80 |
| 173 | 27 | 4 | 1985 | 05 | D.G. & I. Wiens | 5-128 | RU | 1.58 |
| 174 | 24 | 4 | 1985 | 05 | N. Nieuwold | 5-132 | RU | 13.35 |
| 175 | 16 | 1 | 1985 | 05 | J. & R. Veldman | 7-150-1 | RU | 1.04 |
| 176 | 19 | 4 | 1985 | 06 | L.R. & M.D. Hackney | 10-011-5 | RU | 1.03 |
| 177 | 14 | 4 | 1985 | 06 | B. Haist & M. Bluhm | 10-176 | RU | 1.31 |
| 178 | 27 | 2 | 1985 | 07 | L.J. & M.R. Trombley | 6-238 | RU | 0.50 |
| 179 | 15 | 1 | 1985 | 07 | M. Bonsma | 7-107 | RU | 0.45 |
| 180 | 19 | 4 | 1985 | 08 | R.A. & B. Harsanye | 10-011-2 | RU | 1.03 |
| 181 | 23 | 6 | 1985 | 08 | R.J. & H.F. Chirka | 4-131 | RU | 0.52 |
| 182 | 23 | 6 | 1985 | 08 | J.H. & J. Haveman | 4-132 | RU | 0.42 |
| 183 | 25 | 1 | 1985 | 08 | G.M. & L.B. Williams | 6-058-1 | RU | 2.00 |
| 184 | 27/28 | 2 | 1985 | 08 | C.S. Farkas & D.E. Anger | 6-235 | RU | 0.54 |
| 185 | 15 | 1 | 1985 | 08 | F.R. & M.K. Stearn | 7-112 | RU | 0.30 |
| 186 | 19 | 3 | 1985 | 10 | G.W. Maylott | 10-077 | RU | 0.50 |
| 187 | 25 | 2 | 1985 | 10 | K. Kratz | 6-216 | RU | 0.77 |
| 188 | 7 | 6 | 1985 | 11 | R.E. & S.J. Mackenzie | 5-074 | RU | 6.23 |
| 189 | 9 | 5 | 1986 | 01 | S.J. & B.A. Hubert | 5-20301 | RU | 1.00 |
| 190 | 28 | 2 | 1986 | 01 | R.W. & K.A. Woon | 6-231 | RU | 0.54 |
| 191 | 27/28 | 2 | 1986 | 01 | W.B. & S.E. Patriquin | 6-236 | RU | 0.54 |
| 192 | 23 | 6 | 1986 | 03 | B.S. & S.J. Wiebe | 4-115 | RU | 0.50 |
| 193 | 7 | BF | 1986 | 03 | W.P. & B.J. Mego | 8-076 | RU | n/a |
| 194 | 16 | 4 | 1986 | 04 | D.B. & S.E. McCarthy | 10-166 | RU | 2.20 |
| 195 | 11 | 5 | 1986 | 04 | N. Bartel | 5-10205 | RU | 10.04 |
| 196 | 13 | 5 | 1986 | 06 | R.F. & M. Weese | 4-007 | RU | 0.50 |
| 197 | 14/15 | 1 | 1986 | 06 | J.R. & T.M. Parsons | 7-034 | RU | 0.75 |
| 198 | 12 | 3 | 1980 | 08 | H. Van Der Zanden | 10-21 | VCI | 0.44 |
| 199 | 16/17 | 1 | 1981 | 06 | 477128 Ontario Ltd. | 7-14906-1 | VCI | 4.10 |
| 200 | 17 | 3 | 1980 | 01 | B. & W. Miller | 10-108 | VL | 1.00 |
| 201 | 16 | 1 | 1980 | 05 | R. & A. Boverhof | 7-150-1 | VL | 1.04 |
| 202 | 24 | 1 | 1980 | 08 | F. Lee | 6-127 | VL | 0.28 |
| 203 | 15 | 1 | 1980 | 08 | J. Nieuwold | 7-026 | VL | 0.35 |
| 204 | 16 | 4 | 1981 | 01 | B.E. & C.I. Parker | 10-170 | VL | 0.30 |
| 205 | 26/27 | BF | 1981 | 02 | D.G. Matthews | 6-121-1 | VL | n/a |
| 206 | 24/25 | 2 | 1981 | 06 | M. & J.L. Flikkema | 6-92 | VL | 1.89 |
| 207 | 28 | 2 | 1981 | 09 | N. Aggelonitis | 6-20 | VL | 1.79 |
| 208 | 23 | 6 | 1981 | 10 | J. & P. MacDougall | 4-099 | VL | 0.22 |
| 209 | 14 | 1 | 1982 | 02 | M. & J. VanDerVelde | 7-184 | VL | 1.03 |
| 210 | 28 | BF | 1982 | 07 | T.R. & R.D. Reese | 6-137-1 | VL | 1.90 |
| 211 | 15 | 1 | 1982 | 09 | T.J. & S. McLean | 7-024-1 | VL | 0.55 |
| 212 | 23 | 5 | 1982 | 10 | J.C. McPherson | 4-134 | VL | 0.74 |
| 213 | 14/15 | 1 | 1983 | 01 | J. Walter & A. Kuckyt | 7-33-5 | VL | n/a |
| 214 | 23 | 5 | 1983 | 04 | J.T. Werkman & J. Ouwersloot | 4-090 | VL | 0.84 |
| 215 | 18 | 4 | 1983 | 05 | K. Derksen | 10-17-1 | VL | 1.47 |
| 216 | 17 | 3 | 1983 | 07 | W. & J. Devries | 10-108 | VL | 0.44 |
| 217 | 12 | 3 | 1983 | 08 | T.P. Hamilton | 10-120 | VL | 0.30 |

TABLE 1

| | | | | | |
|----------|---|------------------------------|--------|----|------|
| 18 15 | 1 | 1983 11 P.H. & S.L. Schutton | 7-114 | VL | 0.11 |
| 19 21 | 6 | 1983 12 J.B. Van Egmond | 4-404 | VL | 0.46 |
| 20 19 | 3 | 1984 08 W. & J. Zdichavski | 10-103 | VL | 0.50 |
| 21 13/14 | 1 | 1985 07 M. Vandervelde | 7-120 | VL | 0.75 |
| 22 15 | 1 | 1985 07 D. MacBain | 7-155 | VL | 0.20 |
| 23 22 | 6 | 1986 05 L.S. & R.E. Daw | 4-334 | VL | 6.57 |
| 24 11 | 4 | 1986 06 F.C. & S. McCready | 10-192 | VL | 1.06 |
| 25 22 | 6 | 1986 06 R.A. Sinclair | 4-334 | VL | 6.57 |

NOT WITHIN STUDY AREA (not on map):

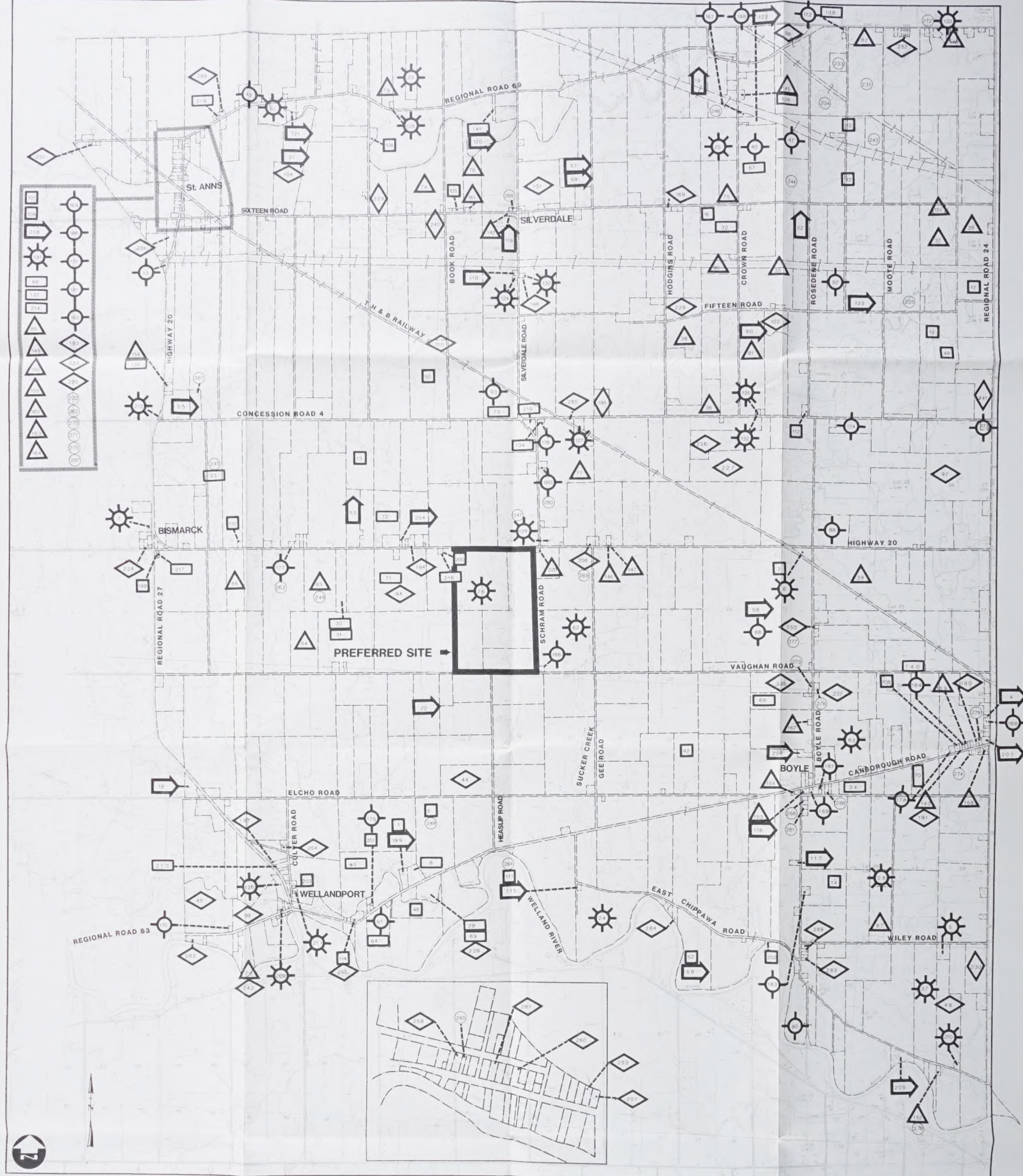
#'s 43, 54, 95, 96, 103, 193.

TABLE 2
WEST LINCOLN STUDY AREA PROPERTY TRANSACTIONS
JULY 1986 TO JUNE 1987

| # | LOT | CON | DATE | PURCHASER | ROLL# | CLASS | HECTARES |
|-----|-------|-----|---------|--------------------------|---------|--------|----------|
| 226 | 9 | 5 | 1986 07 | L G Brens | 5-096 | FL | 7.262 |
| 227 | 21/22 | 4 | 1986 07 | A Krol | 5-136 | FL | 24.300 |
| 228 | 17/18 | 1 | 1986 08 | J Kennedy | 7-09401 | FL | 6.885 |
| 229 | 17 | 6 | 1986 09 | Canita Farms Ltd. | 4-056 | FL | 11.543 |
| 230 | 28 | BF | 1986 09 | H & E Poultry Farms Ltd. | 6-003 | FL | 23.529 |
| 231 | 4 | 6 | 1987 01 | W E & K T Matte | 5-04601 | FL | 31.639 |
| 232 | 22 | 6 | 1987 03 | A Sinclair | 4-334 | FL | 2.661 |
| 233 | 5 | 6 | 1987 03 | E & S Hann | 5-062 | FL | 4.052 |
| 234 | 5 | 6 | 1987 04 | ??? | 5-061 | FL | 19.080 |
| 235 | 2/3 | 5 | 1987 06 | P & K DeRoche | 5-174 | FL/FRU | 30.294 |
| 236 | 21/22 | 4 | 1986 07 | P Krol | 5-135 | FRU | 21.923 |
| 237 | 25 | 2 | 1986 07 | P A & R L DeVeteuil | 6-069 | FRU | 19.079 |
| 238 | 24 | 2 | 1986 08 | D Prudden | 6-267 | FRU | 13.239 |
| 239 | 23 | 5 | 1986 09 | R & J McLaughlin | 4-107 | FRU | 3.280 |
| 240 | 16 | 1 | 1986 10 | L & J Williams | 4-266 | FRU | 5.079 |
| 241 | 1 | 5 | 1986 11 | M Allan | 5-009 | FRU | 14.054 |
| 242 | 14 | 1 | 1986 11 | T Bruce & D Driskell | 7-131 | FRU | 9.315 |
| 243 | 4 | 6 | 1987 01 | B & S Collicutt | 5-211 | FRU | 17.496 |
| 244 | 6 | 6 | 1987 01 | H B Burgoyne | 5-214 | FRU | 20.250 |
| 245 | 13 | 4 | 1987 03 | J Hosegrove | 10-182 | FRU | 20.193 |
| 246 | 8 | 6 | 1987 03 | J & M Despond | 5-088 | FRU | 5.670 |
| 247 | 19 | 4 | 1987 05 | J & J Farrer | 10-158 | FRU | 4.807 |
| 248 | 14/15 | 3 | 1987 06 | L & R Pelissero | 10-113 | FRU | 22.899 |
| 249 | 17/18 | 1 | 1987 06 | I & P Eggonidis | 7-148 | FRU | 35.802 |
| 250 | 24 | 3 | 1986 07 | G Fillingham | 6-075 | RU | 0.194 |
| 251 | 25 | 6 | 1986 08 | J Askew | 4-377 | RU | 0.247 |
| 252 | 3 | 6 | 1986 08 | F & U E Barnfield | 5-239 | RU | 0.190 |
| 253 | 15 | 1 | 1986 08 | R & B Wood | 7-156 | RU | 0.097 |
| 254 | 14 | 1 | 1986 09 | D & K Swinson | 7-037 | RU | 0.432 |
| 255 | 16 | 1 | 1986 09 | U Garant | 7-152 | RU | 1.442 |
| 256 | 19 | 4 | 1986 10 | C J Manoogian | 5-125 | RU | 0.952 |
| 257 | 15 | 1 | 1986 10 | J & E Hodgson | 7-155 | RU | 0.093 |
| 258 | 15 | 1 | 1986 10 | B Gregory & R Sprague | 7-173 | RU | 0.101 |
| 259 | 18 | 2 | 1986 11 | M & K Nelson | 7-02001 | RU | 0.000 |
| 260 | 15 | 1 | 1986 11 | J Peters | 7-164 | RU | 0.126 |
| 261 | 15 | 1 | 1986 12 | A Mataseje | 7-167 | RU | 0.101 |
| 262 | 14 | 4 | 1987 01 | J Sfras & N Mellas | 10-176 | RU | 0.531 |
| 263 | 23 | 6 | 1987 01 | M R Otten | 4-129 | RU | 0.093 |
| 264 | 20 | 1 | 1987 01 | C W Reid | 7-00305 | RU | 0.413 |
| 265 | 15 | 1 | 1987 01 | J & D D Peters | 7-172 | RU | 0.049 |
| 266 | 25 | 1 | 1987 02 | J & L Tryfiak | 6-062 | RU | 0.405 |
| 267 | 22 | 5 | 1987 03 | F & S Breukelman | 4-223 | RU | 5.346 |
| 268 | 14 | 6 | 1987 03 | D & J Stickle | 4-312 | RU | 0.186 |
| 269 | 19 | 4 | 1987 03 | E & C Kobylka | 5-125 | RU | 0.952 |
| 270 | 23 | 6 | 1987 04 | L & M Brisbois | 4-119 | RU | 0.041 |

TABLE 2
WEST LINCOLN STUDY AREA PROPERTY TRANSACTIONS
JULY 1986 TO JUNE 1987

| # | LOT | CON | DATE | PURCHASER | ROLL# | CLASS | HECTARES |
|-----|-------|-----|---------|----------------------------------|------------|-------|----------|
| 271 | 23 | 6 | 1987 04 | G & C Ridder | 4-131 | RU | 0.211 |
| 272 | 2 | 6 | 1987 04 | R & L Witfield | 5-231 | RU | 0.378 |
| 273 | 25 | 2 | 1987 04 | K & G Moore | 6-098 | RU | 0.421 |
| 274 | 28 | 2 | 1987 04 | M & W Bartels | 6-206 | RU | 0.186 |
| 275 | 22 | 6 | 1987 05 | R & S M Van Dorsten | 4-365 | RU | 0.036 |
| 276 | 25 | 2 | 1987 05 | A & J Palmer | 6-070 | RU | 0.239 |
| 277 | 24 | 3 | 1987 05 | E & K Phelan | 6-075 | RU | 0.194 |
| 278 | 28 | BF | 1987 05 | R & A Lane | 6-11801 | RU | 0.624 |
| 279 | 28 | 2 | 1987 05 | M & R Forestell | 6-230 | RU | 0.218 |
| 280 | 19 | 4 | 1987 06 | R Szoke | 10-01102 | RU | 0.417 |
| 281 | 25 | 1 | 1987 06 | J & L Kapkey | 6-06105 | RU | 0.446 |
| 282 | 13 | 1 | 1986 09 | K & E Hemmingsen | 7-135 | VL | 1.559 |
| 283 | 25 | BF | 1986 10 | J Peters | 6-051 | VL | 0.243 |
| 284 | 22 | 1 | 1986 10 | H & G De Mol & HD Bowman | 6-13300 | VL | 1.122 |
| 285 | 19 | 4 | 1986 12 | R McPherson & L Walker | 10-229 | VL | 0.458 |
| 286 | 21/22 | 6 | 1986 12 | Trustee's St. Ann's Comm. Church | 4-40501 | VL | 0.810 |
| 287 | 23 | 6 | 1987 04 | L A Brisbois | 4-120 | VL | 0.369 |
| 288 | 25 | 2 | 1987 06 | L Williams | 6-214 | VL | 0.417 |
| 289 | 25 | BF | 1986 11 | R Taggart | 6-054/-055 | VL/RU | 0.506 |



OWMC Ontario Waste Management Corporation
 Consultant:

MOREHOUSE
 Economic Planning Consultants

**PROPERTY TRANSACTIONS
 JANUARY 1980-JUNE 1987*
 LOCAL STUDY AREA**

*See Appendix L: Site Assessment, Phase 4B:
 Economic Impact

| Legend: | | | |
|---------|---|------|---|
| 1980 | □ | 1984 | △ |
| 1981 | ▢ | 1985 | ⊙ |
| 1982 | ⊙ | 1986 | ◇ |
| 1983 | ▢ | 1987 | ○ |

Scale 1:20000
 500 0 1,000 1,500

Government Publications

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Figure 6

